

## **POOR LEGIBILITY**

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MAHONEY & SOLL LLP

A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW

150 WEST FIRST STREET, SUITE 280

P. O. BOX 940

CLAREMONT, CALIFORNIA 91711

(909) 399-9987

PAUL M. MAHONEY\*

RICHARD A. SOLL

\*A PROFESSIONAL CORPORATION

FAX (909) 399-0130

December 31, 2009

**BY CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Linda Ketellapper, SFD-7-5  
U.S. Environmental Protection Agency, Region IX  
Superfund Division  
75 Hawthorne Street  
San Francisco, California 94105

Re: Omega Chemical Superfund Site

Dear Ms. Ketellapper:

Enclosed please find the written response to the request for information on behalf of Hi-Lite Manufacturing Company, Inc. This includes various attachments and a copy of the Phase I report.

Very truly yours,

A handwritten signature in black ink, appearing to read "RAS" or similar, located below the "Very truly yours," text.

Richard A. Soll  
of MAHONEY & SOLL LLP

RAS:mt

Enclosures

cc: Dorothy Ohai

## **ANSWERS TO ENCLOSURE B QUESTIONS**

1. Dorothy Ohai, President, Hi-Lite Manufacturing Company, Inc., 13450 Monte Vista Avenue, Chino, California 91710; (909) 465-1999. These questions pertain to events happening over 20 years ago. The undersigned does not recall the answers to many of the questions. These are being answered to the best of the undersigned's knowledge and belief.

2. 8415 Secura Way, Santa Fe Springs, California; 8432 Secura Way, Santa Fe Springs, California; 8515 Chetle Avenue, Santa Fe Springs, California.

The 8432 Secura Way building was owned by Dorothy Ohai and Reynolds Ohai from approximately May 12, 1975 to February 1, 2002. On February 1, 2002, Dorothy Ohai transferred the property to Reynolds Ohai pursuant to their dissolution of marriage proceeding. See attached Interspousal Transfer Deed.

The 8515 Chetle Avenue building was owned by Dorothy Ohai and Reynolds Ohai from approximately May 17, 1971 to February 1, 2002. On February 1, 2002, Dorothy Ohai transferred the property to Reynolds Ohai pursuant to their dissolution of marriage proceeding. See attached Interspousal Transfer Deed.

The 8415 Secura Way building was acquired by Dorothy Ohai and Reynolds Ohai on or about March 4, 1981. The property was exchanged for the property located at 13450 Monte Vista Avenue, Chino, California 91710 which was raw land at the time. Hi-Lite moved its operations to Chino, California in 1988.

3. The only information about past owners are set forth in the attached grant deeds and assignment of deed of trust.

4. All three properties were at one time leased to Hi-Lite Manufacturer Company, Inc. As best as the undersigned can recall, the 8515 Chetle Avenue property was later leased to Western Looseleaf for a period of time. The 8432 Secura Way property was later leased to an Embroidery Company. One tenant is Slabby Environmental Cleanup. The undersigned does not have copies of any of the leases.

5. The property is currently owned by Reynolds Ohai, 8515 Chetle Avenue, Santa Fe Springs, California; telephone 909-762-9112. The only information about past owners are set forth in the attached grant deeds and assignment of deed of trust.

6. Hi-Lite Manufacturing Company operated a lighting manufacturing company at the addresses under a lease with Dorothy and Reynolds Ohai until 1988 when Hi-Lite

moved its operations to Chino, California. Information about other owners is set forth in previous answers.

7. The only environmental documents in Hi-Lite's possession is a stage 1 environmental report, a copy of which is enclosed. Information about other owners or operators is set forth in previous answers.

8. Since February 1, 2002, the two properties have been owned by Reynolds Ohai. They are being rented out to people. Information about other owners or operators is set forth in previous answers. Hi-Lite has no other information.

9. See attached Google maps.

8415 Secura Way

- (a) This property consisted of one building approximately 15,000 square feet with no tanks and no containment. There was a storage area for boxes, glass, and finished lamps.
- (b) There were no subsurface structures.
- (c) There was no ground water or dry wells.
- (d) The undersigned believes that there was a storm water drainage system and sanitary sewer system. There was no septic tank.
- (e) There were no additions, demolitions or changes to the physical structures on the property.
- (f) There was no waste storage or waste accumulation areas.
- (g) There were no employees. The date of operation is through 1988. There was no manufacturing on site. The property was used for storage for boxes, glass, and finished lamps. There was no maintenance shop on site. There was no hazardous materials stored on site.

8432 Secura Way

- (a) The property consisted of one building, approximately 7,000 square feet. There was one degreaser tank with fluid above ground with a



vapor jacket to prevent vapor from escaping. There was also a storage area for polishing compounds and paints.

- (b) There were no subsurface structures.
- (c) There was no ground water or dry wells.
- (d) The undersigned believes that there was a storm water drainage system and sanitary sewer system. There was no septic tank.
- (e) There were no additions, demolitions or changes to the physical structures on the property.
- (f) The waste storage was kept in drums inside at the back of the building which was hauled off by a waste hauling company.
- (g) There were approximately 5 to 15 employees on an average who worked in the building. Hi-Lite does not recall the names and addresses of the employees who worked there. The date of operation is through 1988. The property was used to manufacture lighting products. There was no maintenance shop.

#### 8515 Chetle Avenue

- (a) This property consisted of one building, approximately 15,000 square feet. There was storage for finished property, beveled glass, and pre-shipped finished products.
- (b) There was an underground clarifier which contained three compartments to clean the products. When it became full, Hi-Lite would have it pumped. Hi-Lite hired a vendor, Nash Salvage, to pump sludge out of the clarifier and remove it from the premises.
- (c) There was no ground water or dry wells.
- (d) The undersigned believes that there was a storm water drainage system and sanitary sewer system. There was no septic tank.
- (e) There were no additions, demolitions or changes to the physical structures on the property.

- (f) There were no waste storage or waste accumulation areas other than the clarifier.
- (g) There were approximately 5 to 15 employees on an average who worked in the building. Hi-Lite does not recall the names and addresses of the employees who worked there. The date of operation is through 1988. There was no manufacturing done on the property. Instead, it was used for assembling and shipping of lighting products. There was no maintenance shop. There were no waste facilities other than the clarifier.

10. For 8415 Secura Way, and 8515 Chetle Avenue, none.

For 8432 Secura Way, either perchloroethylene or trichloroethane were used. The waste hauler was Nash Savage.

- (a) Do not know.
- (b) It was used in connection with the degreasing of manufactured products.
- (c) It was kept inside the 8432 Secura Way building.
- (d) None.
- (e) None.
- (f) None.
- (g) None.
- (h) None.

11. None.

12. Hi-Lite will provide the Phase I report dated December, 1992.

13. Hi-Lite has no records.

14. Hi-Lite was not aware of any contamination of the property.

15. See Phase I report.

16. Hi-Lite was not aware of any contamination of the property.

17. Do not know. It has been over twenty years.

DATED: December 31, 2009

HI-LITE MANUFACTURING  
COMPANY, INC.

By: *Dorothy Ohai, President*  
DOROTHY OHAI, President

To see all the details that are visible on the screen, use the "Print" link next to the map.



8515 CNETLE

RECORDING REQUESTED BY  
REYNOLDS OHAI

AND WHEN RECORDED MAIL TO:  
REYNOLDS OHAI  
FOIA ex 6, Personal Privacy

Title Order No. \_\_\_\_\_

Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE \_\_\_\_\_

APN \_\_\_\_\_

## Interspousal Transfer Deed

### Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ None

- ☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale, or ☒ is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.
- ☐ Other exemptions: (state reason and give Code § or Ordinance number) \_\_\_\_\_
- ☐ Unincorporated area: ☐ City of \_\_\_\_\_ and  
This is an Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:
- ☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,
- ☐ A transfer which takes effect upon the death of a spouse,
- ☒ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or
- ☐ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.
- ☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.
- ☐ Other: \_\_\_\_\_

**GRANTOR(S):** REYNOLDS AND DOROTHY OHAI, husband and wife as joint tenants  
hereby **GRANT(S)** to REYNOLDS OHAI, as his sole and separate property

the following described real property in the County of LOS ANGELES, State of California

REAL PROPERTY LOCATED AT 8515 CHETLE AVENUE, SANTE FE SPRINGS, CALIFORNIA, WHICH IS LEGALLY DESCRIBED AS FOLLOWS: LOT 14 OF TRACT 29909, AS PER MAP RECORDED IN BOOK 805 PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

Dated February 1, 2002

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On February 1, 2002, before me, the  
undersigned, a Notary Public in and for said State, personally appeared

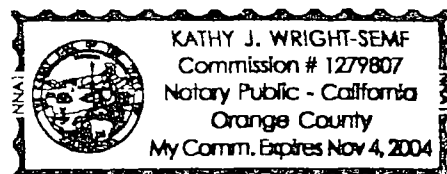
**\*DOROTHY OHAI\***

Dorothy Ohai  
Dorothy Ohai

personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature Kathy J. Wright-Semf



(This area for official notarial seal)

MAIL TAX  
STATEMENTS TO: FOIA ex 6, Personal Privacy

NAME

ADDRESS

CITY, STATE, ZIP

RECORDING REQUESTED BY  
REYNOLDS OHAI

AND WHEN RECORDED MAIL TO  
REYNOLDS OHAI  
FOIA ex 6, Personal Privacy

Title Order No. \_\_\_\_\_

Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN

## Interspousal Transfer Deed

### Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ None

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale, or ☒ is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgment or order.

☐ Other exemptions: (state reason and give Code § or Ordinance number) \_\_\_\_\_

☐ Unincorporated area: ☐ City of \_\_\_\_\_ and This is an Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13:

☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor,

☐ A transfer which takes effect upon the death of a spouse,

☒ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

☐ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

☐ Other: \_\_\_\_\_

**GRANTOR(S):** REYNOLDS AND DOROTHY OHAI, husband and wife as joint tenants hereby **GRANT(S)** to REYNOLDS OHAI, as his sole and separate property

the following described real property in the County of LOS ANGELES, State of California  
REAL PROPERTY LOCATED AT 8432 SECURA WAY, SANTE FE SPRINGS, CALIFORNIA, WHICH  
IS LEGALLY DESSCRIBED AS: See attachment 1 hereto.

Dated February 1, 2002

STATE OF CALIFORNIA

COUNTY OF ORANGE

On February 1, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared

**\*DOROTHY OHAI\***

Dorothy Ohai

personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature Kathy J. Wright-Semf



(This area for official notarial seal)

MAIL TAX

STATEMENTS TO: FOIA ex 6, Personal Privacy

NAME

ADDRESS

CITY, STATE, ZIP

## ATTACHMENT 1

### PARCEL 1:

THE NORTHEASTERLY 62 FEET OF THAT PORTION OF LOT 5 OF TRACT NO. 2329 IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 26, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 5, DISTANCE THEREON NORTH  $78^{\circ} 41' 55''$  EAST 300.72 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5 AS SHOWN ON THE MAP OF TRACT NO. 11749, RECORDED IN BOOK 254, PAGES 14 AND 15 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, SOUTH  $6^{\circ} 25' 20''$  EAST 145.37 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH  $50^{\circ} 12' 20''$  EAST 327.89 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH  $83^{\circ} 34' 40''$  WEST TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR ROAD PURPOSES OVER THE WESTERLY 30 FEET OF SAID LAND.

### PARCEL 2:

AN EASEMENT FOR ROADS PURPOSES OVER THE EASTERLY 30.00 FEET OF THE WESTERLY 330.72 FEET, MEASURED ALONG THE NORTHWESTERLY LINE OF LOT 5 OF TRACT NO. 2329 IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

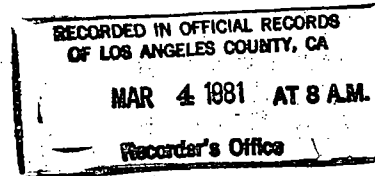
RECORDING REQUESTED BY

81- 228621

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: MR. REYNOLDS OHAI  
STREET ADDRESS: 8875 CHESTNUT AVE  
SANTA FE SPRINGS  
CITY STATE ZIP: CA 9070

TITLE ORDER NO. 9731155-BF ESCROW NO. \_\_\_\_\_



FEE \$5 2 L

SPACE ABOVE THIS LINE FOR RECORDER'S USE

(CORRECTIVE)

# GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ None

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RIGER INDUSTRIAL PROPERTIES, a California corporation

hereby GRANT(S) to

REYNOLDS K. OHAI and DOROTHY A. OHAI, husband and wife

the following described real property in the

County of Los Angeles

State of California:

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS.

On this 18TH day of February, 19 81, before me, the undersigned,  
a Notary Public in and for said County and State, personally appeared HAZ RIGER

known to me to be the \_\_\_\_\_ President, and

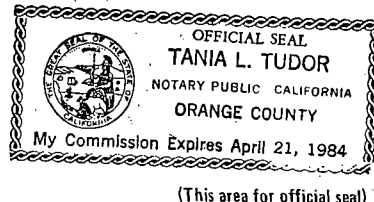
~~known to me to be the \_\_\_\_\_ Secretary~~ of the corporation that executed the within instrument,  
and known to me to be the persons who executed the within instrument on behalf of the corporation therein  
named, and acknowledged to me that such corporation executed the same, pursuant to its laws, or a resolution of  
its Board of Directors.

WITNESS my hand and official seal.

Signature

TANIA L. TUDOR  
Name (Typed or Printed)

PR-45 (10)



An easement for road purposes over the Easterly 30.00 feet of the Westerly 330.72 feet, measured along the Northwestern line of Lot 5 of Tract No. 2329 in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 26 Page 2 of Maps in the office

81- 228621

This deed is for the purpose of reconveying to the grantee the property which was erroneously conveyed to the grantor by deed which recorded August 1, 1979 as Instrument No. 79-848212.



81- 22861

AND WHEN RECORDED MAIL THIS AND, UNLESS  
OTHERWISE

NAME MR. REYNOLDS OHAI  
STREET ADDRESS 8575 CHEVLE AVE  
SANTA FE SPRINGS  
CITY, STATE ZIP CA 90670

TITLE ORDER NO. 9731155-BF ESCROW NO. \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

MAR 4 1981 AT 8 A.M.

Recorder's Office

FE  
\$  
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

(CORRECTIVE)

## GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ None

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RIGER INDUSTRIAL PROPERTIES, a California corporation

hereby GRANT(S) to

REYNOLDS K. OHAI and DOROTHY A. OHAI, husband and wife

the following described real property in the

County of Los Angeles

, State of California:

### PARCEL 1:

The Northerly 62 feet of that portion of Lot 5 of Tract No. 2329 in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on the map recorded in Book 26, Page 2 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Northwestern line of said Lot 5, distant thereon North 78° 41' 55" East 300.72 feet from the Northwest corner of said Lot 5, as shown on the map of Tract No. 11748, recorded in Book 254, Pages 14 and 15 of Maps, records of said county; thence along a line parallel with the Westerly line of said Lot, South 6° 25' 20" East 888.00 feet to the true point of beginning of this description; thence continuing along said parallel line, South 6° 25' 20" East 145.37 feet to the Southwesterly line of said lot; thence along said Southwesterly line South 50° 12' 20" East 327.89 feet to the most Southerly corner of said lot; thence along the Easterly line of said lot North 6° 28' 25" West to a line which bears North 83° 34' 40" West to the true point of beginning.

### PARCEL 2:

An easement for road purposes over the Easterly 30.00 feet of the Westerly 330.72 feet, measured along the Northwestern line of Lot 5 of Tract No. 2329 in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 26, Page 2 of Maps, in the office of the County Recorder of said county.

January 1, 1981

RIGER INDUSTRIAL

OF CALIFORNIA  
Y OF \_\_\_\_\_

} ss.

before me, the

ned, a Notary Public in and for said State, personally appeared

BY: [Signature]

BY: \_\_\_\_\_

known to me

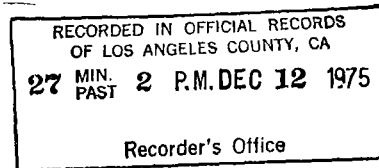
person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within

and acknowledged that \_\_\_\_\_ executed the same.  
my hand and official seal.

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

RECORDING REQUESTED BY



AND WHEN RECORDED MAIL TO

Name Mr. and Mrs. Ray Haller  
 Street  
 Address 147 E. Bay Blvd.,  
 City &  
 State Port Hueneme, California 93041

DOCUMENTARY TRANSFER TAX \$ NO TAX DUE  
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
☐ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANC  
 REMAINING THEREON AT TIME OF SALE.  
 By NORDMAN, CORMANY, HALL & COMPTON  
 Signature of declarant or agent for recording tax Firm Name Carl K. Cole, Jr.

FEE \$5 3M
------------------

## ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to RAY HALLER and AILEEN HALLER, husband and wife, as joint tenants, all beneficial interest under that certain Deed of Trust dated November 9, 1966, executed by REYNOLDS K. OAHU and DOROTHY A. OAHU, husband and wife, Trustor, to Mercury Escrow Company, Trustee, and recorded as Instrument No. 978 on December 8, 1966 in book T5189, page 676, of Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:

[PER ATTACHED]

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

This Assignment is given to correct the assignee from Ray Haller and Aileen Haller, husband and wife, to Ray Haller and Aileen Haller, husband and wife, as joint tenants, contained in the assignment of deed of trust recorded in book T6533, page 146, Official Records of Los Angeles County, and is in lieu of that assignment.

Dated: Dec 3, 1975
Don Ferguson  
 Don Ferguson

616

## AND WHEN RECORDED MAIL TO

NAME Mr. & Mrs. Reynolds K. Ohai  
 ADDRESS 8432 Secura Way  
 CITY & STATE Santa Fe Springs, California 90670

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CALIF.  
 FOR SECURITY TITLE INSURANCE CO.

MAY 17 1971 AT 8:01 A.M.

Registrar-Recorder



## MAIL TAX STATEMENTS TO

NAME  
 ADDRESS Same as above  
 CITY & STATE

## SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 28.60  
☒ Computed on full value of property conveyed, or  
☐ Computed on full value less liens & encumbrances  
 remaining thereon at time of sale.

Signature of declarant or agent determining tax *Maui L. Ziegler* *Itai*  
 Signature of declarant or agent determining tax *Itai*

☐ Unincorporated area City of *Santa Fe Springs*

## Grant Deed

L-1

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FOIA ex 6, Personal Privacy

hereby GRANT(S) to REYNOLDS K. OHAI and DOROTHY A. OHAI, husband and wife,  
 as joint tenants,

the following described real property in the City of Santa Fe Springs  
 county of Los Angeles, state of California:

Lot 14 of Tract 29909, as per map recorded in Book 805 pages 92  
 and 93 of Maps, in the office of the County Recorder of Los Angeles  
 County.

Dated April 16, 1971

STATE OF CALIFORNIA }  
 COUNTY OF ORANGE } SS.

On April 19, 1971 before me, the under-  
 signed, a Notary Public in and for said County and State, personally  
 appeared

FOIA ex 6, Personal  
 Privacy

known to me  
 to be the personS whose names are subscribed to the within  
 instrument and acknowledged that they executed the same.

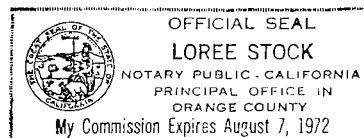
*Loree Stock*  
 Signature of Notary

LOREE STOCK

Name (Typed or Printed) of Notary

FOIA ex 6, Personal Privacy

## FOR NOTARY SEAL OR STAMP



Title Order No.

7107045

Escrow No.

## AND WHEN RECORDED MAIL TO

NAME **Mr. & Mrs. Reynolds K. Ohai**  
 ADDRESS **FOIA ex 6, Personal Privacy**  
 CITY & STATE

RECORDED IN OFFICIAL RECORDS  
 OF LOS ANGELES COUNTY, CALIF.  
 FOR SECURITY TITLE INSURANCE CO.

DEC 8 1971 AT 8:01 A.M.

Registrar-Recorder

## MAIL TAX STATEMENTS TO

NAME **Same as above**  
 ADDRESS  
 CITY & STATE

## SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ **27.50**

☒ Computed on full value of property conveyed, or  
☐ Computed on full value less liens & encumbrances  
 remaining thereon at time of sale.

Signature of declarant or agent determining tax firm name

☐ Unincorporated area City of **Santa Fe Springs**

## Grant Deed

FEE  
 \$2  
 E

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**FOIA ex 6, Personal Privacy**

hereby GRANT(S) to

**REYNOLDS K. OHAI AND DOROTHY A. OHAI, HUSBAND AND WIFE AS JOINT  
 TENANTS,**

the following described real property in the  
 county of **Los Angeles**, state of California:

**Lot 15 of Tract No. 29909 in the City of Santa Fe Springs, as per  
 map recorded in Book 805, Pages 92 and 93, of Maps in the Office  
 of the County Recorder of said County.**

Subject to:

- 1) Taxes, not delinquent.
- 2) Covenants, conditions, restrictions, reservations, easements  
 and rights of way of record, if any.

Dated **October 21, 1971**

FOIA ex 6, Personal Privacy

STATE OF CALIFORNIA  
 COUNTY OF **ORANGE** } SS.  
 On **October 26, 1971** before me, the under-  
 signed, a Notary Public in and for said County and State, personally  
 appeared **FOIA ex 6, Personal Privacy**

known to me  
 to be the person **S** whose name **S** are subscribed to the within  
 instrument and acknowledged that **they** executed the same.

Signature of Notary

Name (Typed or Printed) of Notary

## FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL  
**DOROTHY M. AUSTIN**  
 NOTARY PUBLIC - CALIFORNIA  
 PRINCIPAL OFFICE IN  
 ORANGE COUNTY

My Commission Expires June 25, 1974

4312 PEARL COURT, CYPRESS, CA. 90630

Title Order No. \_\_\_\_\_ Escrow No. **58450-A**

**Phase I Environmental Assessment**

**for**

**BASIC MORTGAGE COMPANY**

**SITE: 8432 SECURA WAY  
SANTA FE SPRINGS, CALIFORNIA 90670**

**DATED: DECEMBER 1992**

***PHASE ONE* INC..**

**ENVIRONMENTAL ASSESSMENT SPECIALISTS**

# PHASE ONE INC. SM

ENVIRONMENTAL ASSESSMENT SPECIALISTS

Thank you for choosing **PHASE ONE INC.** for your recent Phase I environmental site assessment. In our continuing efforts to better serve our clients, we ask for your opinion of our service.

1	2	3	4	5
Poor	Below	Average	Above	Excellent
	Average	Average		

Using the scale above, how would you rate **PHASE ONE INC.** in the following service areas?

Customer service:

1	2	3	4	5
---	---	---	---	---

The level of professionalism of our on-site assessor:

1	2	3	4	5
---	---	---	---	---

The quality of our Phase I environmental assessment report; specifically, in terms of

Content:	1	2	3	4	5
Presentation:	1	2	3	4	5
Comprehension:	1	2	3	4	5
Usefulness:	1	2	3	4	5
Accuracy:	1	2	3	4	5

Our success in meeting the five- or ten-day deadline:

1	2	3	4	5
---	---	---	---	---

Your overall experience with **PHASE ONE INC.**:

1	2	3	4	5
---	---	---	---	---

Would you please also comment on the following:

The primary reason you chose **PHASE ONE INC.**

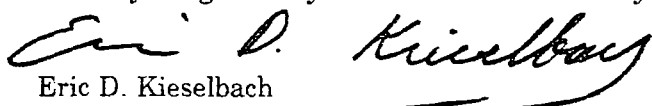
One area in which you believe **PHASE ONE INC.** can provide better service

Would you consider writing a letter recommending **PHASE ONE INC.** to other professionals?

YES

NO

Thank you again for your business and thank you for your comments.

  
Eric D. Kieselbach  
President

# **PHASE ONE** INC. SM

ENVIRONMENTAL ASSESSMENT SPECIALISTS

December 1, 1992

Mr. Doug Schwartz  
Basic Mortgage Company  
3851 Birch Street  
Newport Beach, California 92660

RE: Phase I Environmental Assessment Report  
Property Location: 8432 Secura Way, Santa Fe Springs, California  
Project No. 0569

Dear Mr. Schwartz:

We are pleased to enclose a Phase I Environmental Assessment report for the above-referenced property.

**PHASE ONE INC.** appreciates the opportunity to have been of assistance to you, and we look forward to working with you again. If you need further assistance or have any questions, please call us.

Please note that Section 1.0, the Executive Summary, and Section 6.0, Conclusions and Recommendations, effectively summarize the entire report.

Sincerely,

*Scott A. Dolan*

Scott A. Dolan  
Business Development

SAD/njk:tlr

Enclosure

PHASE I ENVIRONMENTAL ASSESSMENT

FOR

BASIC MORTGAGE COMPANY

PROJECT NAME:

8432 SECURA WAY  
SANTA FE SPRINGS, CALIFORNIA 90670

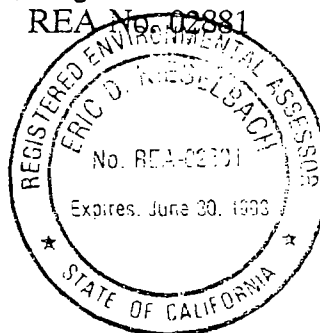
PROJECT No. 0569

BY

***PHASE ONE*** INC.<sup>SM</sup>

Eric D. Kieselbach, Registered Environmental Assessor

REA No. 02881



THIS REPORT IS PREPARED FOR THE SOLE USE AND BENEFIT OF BASIC MORTGAGE COMPANY AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY BASIC MORTGAGE COMPANY. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN BASIC MORTGAGE COMPANY. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY PHASE ONE INC., APPLY AT ALL TIMES AND FOR ALL REPORTS.



# PHASE I ENVIRONMENTAL ASSESSMENT

## TABLE OF CONTENTS

### 1.0 EXECUTIVE SUMMARY

### 2.0 INTRODUCTION

- 2.1 PURPOSE OF THE INVESTIGATION
- 2.2 ASSESSMENT PROCEDURES/SCOPE OF INVESTIGATION
  - 2.2.1 Existing Literature Review
  - 2.2.2 Regulatory and Other Agencies' Review
  - 2.2.3 Visual Site Inspection/Reconnaissance
  - 2.2.4 Recommendations and Conclusions

### 3.0 SITE DESCRIPTION

- 3.1 CURRENT SITE USE AND SITE PHOTOGRAPH DESCRIPTIONS
- 3.2 ENVIRONMENTAL SETTING OF EXISTING PROPERTY
  - 3.2.1 Geology (Soil Type/Conditions)
  - 3.2.2 Hydrogeology (Groundwater Flow and Depth)

### 4.0 REVIEW OF EXISTING INFORMATION

#### 4.1 PROPERTY HISTORY

- 4.1.1 Historical Aerial Photographs and U.S.G.S. Map Review
- 4.1.2 Building Permit Review
- 4.1.3 Business License Review
- 4.1.4 Historical Map Review
- 4.1.5 Historical Directories Review
- 4.1.6 Chain of Title/Tax Assessor Review

#### 4.2 COMPLIANCE STATUS

- 4.2.1 Storage Tanks
- 4.2.2 Hazardous Materials Storage
- 4.2.3 Sumps, Trenches, and Discharge Points
- 4.2.4 Hazardous Materials Business/Management Plan (HMBP/HMMP)

### 4.3 RECORDS SEARCH

- 4.3.1 City of Santa Fe Springs, Fire Department and County of Los Angeles, Fire Department
- 4.3.2 County of Los Angeles, Department of Health Services/Environmental Health
- 4.3.3 County of Los Angeles, Sewer District
- 4.3.4 Regional Water Quality Control Board, Region #4
- 4.3.5 Other Regulatory Records Searched
- 4.3.6 Summary of Regulatory Review

### 4.4 REGULATORY DATABASE RECORDS SEARCH REVIEW

- 4.4.1 U.S. Environmental Protection Agency (EPA)
- 4.4.2 State Sources
- 4.4.3 Regional and Local Sources
- 4.4.4 Regulatory Database Search Review and Summary
  - 4.4.4.1 Regulatory Listed Sites Within a One-Mile Radius
  - 4.4.4.2 Adjacent Sites
- 4.4.5 Detailed Regulatory Database Search Review
  - 4.4.5.1 All Regulatory Listed Sites Within an  $\frac{1}{4}$ -Mile Radius
  - 4.4.5.2 Regulatory Listed Sites Within a One-Mile Radius That May Be of Environmental Concern
- 4.4.6 Regulatory Listed Wells (Oil, Gas, or Water)

## 5.0 VISUAL SITE INSPECTION/RECONNAISSANCE

### 5.1 INTERVIEWS

- 5.1.1 Site Personnel and Other Interviews

### 5.2 THE PROPERTY

- 5.2.1 Property Composition
- 5.2.2 Property Inspection (Inside and Outside)
  - 5.2.2.1 General Usage
  - 5.2.2.2 Electrical Transformer/PCB Inspection
  - 5.2.2.3 Asbestos Reconnaissance
  - 5.2.2.4 Hazardous Materials Storage and Handling
  - 5.2.2.5 Specific Hazardous Materials Reconnaissance
  - 5.2.2.6 Storage Tanks

- 5.2.2.7 Clarifiers, Sumps, Trenches, and Wastewater Discharge Sources
- 5.2.2.8 Asphalt, Concrete, and Other Surface Conditions
- 5.2.2.9 Storm Water Discharge (Outside)
- 5.2.2.10 Agricultural Impairments (Outside)
- 5.2.2.11 Soil, Grass, and Plant Observations (Outside)
- 5.2.2.12 Other Environmental Concerns or Impairments

### 5.3 ADJACENT SITES

#### 5.3.1 Visual Observations

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT
- 6.2 AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN
- 6.3 GENERIC LIST OF INITIAL AND SUBSEQUENT ACTION CODE DESCRIPTIONS
- 6.4 ASSOCIATED APPROXIMATE COST INDEX

## 7.0 LIMITATIONS

## 8.0 REFERENCES

- 8.1 AGENCIES
- 8.2 PUBLICATIONS

## 9.0 FIGURES

- 9.1 SITE LOCATION MAP
- 9.2 SITE PLAN
- 9.3 PLOT PLAN

## 10.0 APPENDICES

- A. Copies of Interview Notes
- B. Copies of Building Permits and Business Licenses
- C. Copies of Field Inspection Photos
- D. Regulatory Database Search Notes
- E. List of Environmental Acronyms
- F. Environmental Citations and Miscellaneous
- G. Phase II and III Recommendations
- H. Regulatory Agency List and Contacts
- I. Report Signature Sheet and Certification

## TABLES

<u>Table #</u>	<u>Title</u>
1.0	Summary Table of Areas of Concern
2.0	Summary Table of Areas of Potential or Future Concern
3.0	Regulatory Database List
4.0	Site Photograph Descriptions (Outside)
5.0	Site Photograph Descriptions (Inside)
6.0	Historical Aerial Photographs and U.S.G.S. Map Descriptions
<del>7.0</del>	<del>Summary Table of Building Permit Concerns</del>
8.0	Business License Review
<del>9.0</del>	<del>Historical Map(s) Review</del>
10.0	Historical Directories Review
11.0	Chain of Title/Tax Assessor Review
<del>12.0</del>	<del>Summary Table of Environmental Records Search</del>
13.0	Total Number of Sites Listed in Regulatory Records Database Search
14.0	Number of Adjacent Sites Listed in Regulatory Records Database Search
15.0	Summary Table of Sites Within a $\frac{1}{4}$ -Mile Radius of the Subject Site
<del>16.0</del>	<del>Summary Table of Sites Within a One Mile Radius of the Subject Site</del>
<del>17.0</del>	<del>Selected Data for Wells Located Near the Area of Investigation</del>
18.0	Summary of Site Personnel and Other Interview Notes
19.0	Property Composition
20.0	PCB Equipment Identifications
21.0	Possible Asbestos Identifications
<del>22.0</del>	<del>Hazardous Materials Storage and Handling</del>
23.0	Specific Hazardous Materials
<del>24.0</del>	<del>Storage Tanks</del>
<del>25.0</del>	<del>Clarifiers, Sumps, Trenches, and Wastewater Discharge Sources</del>
<del>26.0</del>	<del>Surface Conditions</del>
<del>27.0</del>	<del>Agricultural Impairments (Outside)</del>
<del>28.0</del>	<del>Soil, Grass, and Plant Observations (Outside)</del>
<del>29.0</del>	<del>Summary of Other Concerns or Impairments</del>
30.0	Visual Observations, Adjacent Sites
31.0	Associated Approximate Cost Index

\_\_\_\_\_ The items that have been stricken were considered but not deemed necessary to this report.

## SECTION 1.0

### EXECUTIVE SUMMARY

A Phase I Environmental Assessment was performed at the request of Mr. Doug Schwartz in accordance with **PHASE ONE INC.**'s Letter of Intent/Authorization and Standard Terms and Conditions, Project No. 0569. The findings of this investigation are based upon review of historic land use activities, governmental agency records, visual site inspections, and client/site interviews.

The site is located at 8432 Secura Way, Santa Fe Springs, California and consists of one (1) building(s) situated on less than 1 (one) acre(s) of land. It is used for a warehouse and currently houses an embroidery manufacturer. For more information, see the Fact Sheet, Page 1-4. All concerns or potential concerns are fully explained in the text of the report and fully summarized in Section 6.0. In short, information gathered for this report indicates the following:

- No Major environmental concern(s) appear(s) to exist.
- No Medium environmental concern(s) appear(s) to exist.
- No Minor environmental concern(s) appear(s) to exist.
- Three (3) Potential environmental concern(s) exist(s).
- The potential for contamination of the subject property by on- or off-site sources appears low.
- No underground and no aboveground tank(s) exist according to historical records. (Septic tanks were not assessed.)
- PCB sampling is not recommended.
- Asbestos sampling is not recommended. Asbestos sampling has been completed. Results appear in Section 5.2.2.3 and in Appendix F.
- Fifty-three (53) sites are listed in the regulatory database search and are in the area of this complex; none appear to be of an environmental concern to this site. (See Page 4-8, Table 15.0.)
- No site(s) of concern are adjacent to the property.
- No site(s) of concern are within a one-mile radius/zip code database search of the property.

- The project site is currently in compliance with regulatory agencies checked; copies, if available, may be included in Appendix F.
- No hazardous or potentially hazardous materials are stored on-site.
- Based on the data gathered and reviewed, further investigation is not recommended.

## CONCLUSIONS SUMMARY

All conclusions are based on information obtained from the visual site inspection, the regulatory records search, and the historical review of the subject property. The following conclusions are subject to the quality of the information that was on file and reviewed at the appropriate regulatory agencies. Visual site inspections only recognize obvious environmental concerns. The conclusions are generated by experienced persons in the environmental field.

### **AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT**

The following is a table summarizing areas of environmental concern.

**Table 1.0 Summary Table of Areas of Concern**

ID #	Bldg. #	Level of Concern	Location* #	Description of Possible Concern
N/A	N/A	N/A	N/A	No apparent environmental concerns were noted.

\*Location numbers are shown on Figure(s) 9.2/9.3 and correspond directly with Section 6.0.

### **AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN**

Areas of potential or future concern are areas that appear to pose no known immediate threat to the subject site, but, with time (groundwater movement, demolition, disturbance, etc.), may pose a long-term or chronic environmental concern. Also, potential concerns can describe issues that may have a negligible impact on the subject property, and therefore, do not necessitate immediate remedial action.

The following is a table summarizing areas of potential or future concern.

**Table 2.0 Summary Table of Areas of Potential or Future Concern**

ID #	Bldg. #	Location* #	Description of Potential Future Concern
IPCB1 OPCB2 OP03, IP01- IP04	1	1	Electrical equipment may contain PCBs
ISHL3 ISHL4	1	2	Lead may be present in the paint and plumbing
OA04-5	1	3	Possible asbestos-containing material that was not sampled

\*Location numbers are shown on Figure(s) 9.2/9.3 and correspond directly with Section 6.0.

FACT SHEET

SITE: NON VACANT PROPERTY

Name: American Embroidery Company

Address: 8432 Secura Way  
Santa Fe Springs, California

County: Los Angeles

Parcel # 8168-026-006

Current Owner(s) Name: Reynolds and Dorothy Ohai

Site Contact: Amalia Hernandez

Current use of property: Embroidery Manufacturing

Total # of acres: <1

Total # of buildings: 1

Date building(s) were originally built: 1967

Total # of stories: 1

Total # of Units/Offices: N/A

Total # of Units/Offices/Buildings visually inspected  
(asbestos, hazardous materials and conditions) All

Unit/Office/Building #'s N/A

Were enough units/offices/buildings inspected to  
ensure that the inspection was homogenous? Yes ☒ No ☐

The subject property obtains its potable water from municipal sources.

The subject property disposes of its sewage through use of the city system.



## SECTION 2.0

### INTRODUCTION

#### 2.1 PURPOSE OF THE INVESTIGATION

The purpose of this Phase I environmental assessment is to determine whether present or historic land use activities have created a potential environmental concern or impairment on the subject site. Such determinations allow the purchaser or lessor to make an informed decision.

#### 2.2 ASSESSMENT PROCEDURES/SCOPE OF INVESTIGATION

**PHASE ONE INC.** Phase I environmental assessment reviews and identifies past and present land use, including identification of possible on-site releases or disposal of manufacturing or other wastes, if such information is contained within regulatory reports, files and/or is currently visible on-site. The assessment reviews Local, County, State, and U.S. Environmental Protection Agency lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations that may be of concern to this site.

The items that have been identified as possible environmental concerns or impairments to the subject site have been summarized and addressed in the Conclusions and Recommendations, Section 6.0.

##### 2.2.1 Existing Literature Review

The following literature or government data bases may be reviewed to identify any possible on-site or off-site environmental concerns.

Table 3.0 Regulatory Database List

FEDERAL	CERCLIS	NPL	FEDFAC	LIENS		
STATE	SWIS	SWAT	LUST	BEP	CORTESE	ASPIS
REGIONAL	TPC	WIP	LUST	FIRE DEPT.	BUILD. DEPT.	BUS. LIC. DEPT.

Acronyms are defined in Appendix E.

The number of adjacent site(s) and other sites reviewed according to draft ASTM standards that pose an environmental concern within a one-mile radius have been reviewed and addressed. Other literature or databases that *PHASE ONE INC.* deems necessary have also been reviewed and addressed.

Review and interpretation of available documents, maps, and historical aerial photographs of the site and vicinity have helped determine geologic, historic, and hydrogeologic conditions or concerns as they pertain to previous environmental conditions on this site.

### 2.2.2 Regulatory and Other Agencies' Review

All regulatory agency files that *PHASE ONE INC.* considers appropriate to this Phase I environmental assessment have been reviewed. The following are the standard agencies where files are regularly reviewed (if available), either at the agency location or by written request:

- City Planning and Building Department
- Local and County Fire Departments
- County Health Department
- Regional Water Quality Control Board
- Local Sanitation District

Inquiries to applicable Local, County, and State regulatory agencies for information regarding building or environmental permits, environmental violations or incidents, and/or enforcement actions at the subject site or adjacent properties have been noted and reviewed. Due to the long response time of some regulatory agencies, any pertinent information not addressed in this report will be addressed, if necessary, in an addendum.

### 2.2.3. Visual Site Inspection/Reconnaissance

The visual site inspection/reconnaissance is designed and conducted to identify any obvious visual signs of current contamination, environmental impairment, hazardous waste storage concerns, and/or underground or above ground storage tanks which may be on-site or on adjacent sites (not including septic systems or tanks). The visual site survey makes every attempt to identify the following:

- Possibility of PCBs
- Possibility of Asbestos
- On-site Storage Tanks
- Hazardous Materials Spills or Discharges
- Current Visual Environmental Condition of the Site
- Current Environmental Hazardous Surface Impairments
- Compliance/Status with Respect to Obvious and Known Hazardous Material Conditions

All visual field surveys are conducted by highly qualified environmental assessors who are familiar with common signs of environmental concerns or impairments. All final reports are reviewed by a registered environmental assessor.

#### **2.2.4 Recommendations and Conclusions**

Conclusions include only information that is considered an apparent or potential environmental concern or impairment. Conclusions are based on facts and are presented in a concise format. From the conclusions, recommendations are made to give the client direction as to what the next steps may be (if there is a next step) and the approximate next-step cost range. Both conclusions and recommendations are based solely on the facts gleaned from regulatory files, databases, lists, and trained field observations documented by photographs. The accuracy of the regulatory information and the field survey cannot be 100 percent without conclusive sampling and investigation, which is not part of this Scope of Work.

#### **NOTE:**

All items that are identified within the following report as possible environmental concerns to the subject site will be addressed in Section 6.0, Conclusions and Recommendations.

## SECTION 3.0

### SITE DESCRIPTION

The subject site is located in Santa Fe Springs, California, near the crossroads of Secura Way and Slauson Avenue (Figure 9.1). The site is within an area dominated by industrial properties.

#### 3.1 CURRENT SITE USE AND SITE PHOTOGRAPH DESCRIPTIONS

The current use at this site consists of the following (approximately):

- 30% manufacturing space/R&D
- 5% office space
- 20% storage/warehouse space
- 45% landscape, parking, open space, etc.

The site photographs taken during the site visit show the following.

**Table 4.0** Site Photograph Descriptions (Outside)

Photo ID #	Date of Photo	Description of Observations	Env. Concern?
OP01	11/19/92	View of the front of the subject property	No
OP02	11/19/92	View of the back of the subject property	No
OP03	11/19/92	View of empty glue containers and old fluorescent fixtures	Yes

All photos are provided and labeled in the Appendices, Section 10.0. Photos may also be cross-referenced on the Site Plan/Plot Plan (Figure 9.2/9.3) by their photo ID number and direction arrows showing the direction at which photos were taken.

**Table 5.0 Site Photograph Descriptions (Inside)**

Photo ID #	Date of Photo	Description of Observations	Env. Concern?
IP01	11/19/92	View inside the building from the front door; note the fluorescent fixtures	Yes
IP02	11/19/92	View of the back room addition and storage of clothing; note the fluorescent fixtures	Yes
IP03	11/19/92	Another view of the back room and more fluorescent fixtures	Yes
IP04	11/19/92	A small room in the back addition and more fluorescent fixtures	Yes

All photos are provided and labeled in the Appendices, Section 10.0. Photos may also be cross-referenced on the Site Plan/Plot Plan (Figure 9.2/9.3) by their photo ID number and direction arrows showing the direction at which photos were taken.

### **3.2 ENVIRONMENTAL SETTING OF EXISTING PROPERTY**

The site is located within an industrial area bounded on four sides by light industrial property. The environmental setting becomes important only if there is an environmental concern on or adjacent to the site that could possibly cause an environmental impairment to the subject site.

#### **3.2.1 Geology (Soil Type/Conditions)**

The common soil type in this vicinity is cobbly alluvium consisting of gravelly loam and does not appear to be overlain by fill material. This type of soil is generally very permeable and does tend to transport fluids easily.

#### **3.2.2 Hydrogeology (Groundwater Flow and Depth)**

The groundwater in the general vicinity of the site tends to flow in a southwesterly direction. A groundwater direction flow arrow is located on Figure 9.2/9.3, Site/Plot Plan. The accuracy of the groundwater direction may be influenced by seasons, tidal activity, and local groundwater extraction or infusion.

In this area, the depth to the main aquifer from the surface is estimated to be one hundred (100) feet, though shallower perched groundwater zones may be common. The depth to groundwater and the direction of flow (groundwater gradient) may vary because of the season or the groundwater use in the vicinity.

There are no apparent waterways, ponds, or wetlands within the subject site.  
There are no apparent waterways, ponds, or wetlands adjacent to the subject site.  
This site is located within a 100-year flood plain.

## SECTION 4.0

### REVIEW OF EXISTING INFORMATION

#### 4.1 PROPERTY HISTORY

The property history provides **PHASE ONE INC.** with background information and data needed to assess the possibility of historical and present environmental concerns. When practical, all historical and regulatory searches, past and present, are conducted prior to the visual site inspection/reconnaissance. This material enables the assessor to use all available and pertinent information in preparation for the visual site inspection/reconnaissance. This information also helps ensure that all current environmental concerns and impairments that are possible to identify visually are duly noted during the site inspection/reconnaissance.

##### 4.1.1 Historical Aerial Photographs and U.S.G.S. Map Review

Historical aerial photos were reviewed at the Building Department in the Santa Fe Springs City Hall in Santa Fe Springs, California.

The following table describes observations of each historical photograph that was reviewed.

**Table 6.0** Historical Aerial Photograph and U.S.G.S. Map Descriptions

Photo ID #	Collection Reviewed and ID# of Photo/Map	Photo/Map Date	Description of Observations	Env. Concern?
HP01	#55	1963	Appears to be dairy land; many cows and grazing	No
HP02	#22	1969	All vacant land to the east; the building is not as big -- must have been added onto (all else is as today)	No
HP03	#39	1977	As today	No
HP04	#9	1988	As today	No
HP05	#39	1991	As today	No

#### 4.1.2 Building Permit Review

A *PHASE ONE INC.* assessor visited the local building department to request and review all building permits issued that were presently on file for the subject property. Building permits are reviewed to identify such items as:

- Construction material types (asbestos, PCBs)
- Underground or aboveground storage tanks
- Sumps or drainage basins
- Discharge points
- Fill material
- Etc.

The review of building permits for this site indicated no identifiable environmental

#### 4.1.3 Business License Review

A *PHASE ONE INC.* assessor contacted the local business license department to request and review all business licenses issued for the subject property that were presently on file or available. Business licenses are reviewed to identify items such as:

- Types of businesses occupying facility
- Activities conducted on-site
- Manufacturing, industrial, etc.

The review of business licenses for this site indicated no identifiable environmental concerns resulting from licensed businesses. The majority of business licenses showed that the facility had been used for light industrial warehousing.

The following is a table of business licenses reviewed.

**Table 8.0 Business License Review**

Date (current to last)	Listed Company	Type of Business	Env. Concern?
1967-1986	Hi-Lite Manufacturing Co.	Lighting Fixtures	No

#### 4.1.4 Historical Map Review

No information that would add value to this site assessment was in this review.

#### 4.1.5 Historical Directories Review

The following items were identified in this review.

**Table 10.0** Historical Directories Review

Date of Book	Identified Occupant of Site	Adjacent Sites	Env. Concern?
1962	No listing	8349 Furniture Manufacturing	No
1969	Hi Lite Lighting Fixtures	8427 Santa Fe Enameling 8440 J & L Grinding Co.	No
1976	No listing	8428 Osna Engraving Co. 8440 J & L Grinding Co.	No
1982	No listing	8424 Kinder Machine Works 8440 J & L Grinding Co.	No
1987	No listing	8424 Silver Star-EVRO 8440 J & L Grinding 8442 Hartman Printing	No

#### 4.1.6 Chain of Title/Tax Assessor Review

The chain of title/tax assessor review identifies previous owners of the property. The list of property owners and company names may reveal a clue as to the historical uses of the property.

The following table summarizes the chain of title or tax assessor review conducted on this property. The information provided in this chain of title/tax assessor review was supplied by **PHASE ONE INC.**

**Table 11.0** Chain of Title/Tax Assessor Review

Date Ownership (current to last)	Listed Owner	Previous Owner	Env. Concern?
1987-present	Ohai, Reynolds and Dorothy	Rigor Industrial Properties	No
1979-1981	Rigor Industrial Properties	Ohai, Reynolds and Dorothy	No
1966-1979	Ohai, Reynolds and Dorothy	Henry Spooner and Mario Tyzbir	No
1943-1966	Henry Spooner and Mario Tyzbir	N/A	No



## 4.2 COMPLIANCE STATUS

The compliance status of the items below has been reviewed through regulatory records normally reviewed in the course of *PHASE ONE INC.*'s standard Phase I environmental site assessment. Whether the items meet current regulatory standards may or may not be identified in the regulatory records searches. The compliance status is identified for use within this assessment only. The compliance status may reveal clues to the assessor of possible environmental concerns. Items that are presently on-site and have no regulatory record may be a concern and may be noted in the Recommendations Section along with other discovered items. Only underground storage tanks, HMBP/HMMP plans, NPDES, and visual basic hazardous materials storage are reviewed for compliance status. This is not a compliance audit; rather it is an attempt to determine any possible environmental impact on the site.

### 4.2.1 Storage Tanks (does not include septic tanks)

Based upon regulatory records reviewed, no tanks are currently permitted or were noted for this site.

Additional storage tank information may be presented in Section 5.2.2.6.

### 4.2.2 Hazardous Materials Storage

There was no hazardous materials storage noted in the regulatory record reviews.

### 4.2.3 Sumps, Trenches, and Discharge Points (does not include septic systems)

No sumps, trenches, or discharge permits were observed within the regulatory records reviewed.

### 4.2.4 Hazardous Materials Business/Management Plan (HMBP/HMMP)

This site did not have a HMBP/HMMP on file at the local regulatory agencies inspected.

### **4.3 RECORDS SEARCH**

#### **4.3.1 City of Santa Fe Springs, Fire Department and County of Los Angeles, Fire Department**

No HMBP/HMMP or Hazardous Materials Inventory for the subject site is on file, nor were any incidents reported to these agencies. No storage tanks were previously permitted; none are currently permitted.

#### **4.3.2 County of Los Angeles, Department of Health Services/Environmental Health**

The Department of Health Services has been notified and a request has been made to review any records for the subject site. A review of these records, if any exist, is pending. Any information that is pertinent or appears to be of concern to this site will be addressed in an addendum.

#### **4.3.3 County of Los Angeles, Sewer District**

The Sewer District has been notified and a request has been made to review any records for the subject site. A review of these records, if any exist, is pending. Any information that is pertinent or appears to be of concern to this site will be addressed in an addendum.

#### **4.3.4 Regional Water Quality Control Board, Region #4**

No environmental concerns were noted in the Regional Water Quality Control Board's files regarding the subject site.

#### **4.3.5 Other Regulatory Records Searched**

No information that would add value to this assessment was obtained from other regulatory contacts.

#### **4.3.6 Summary of Regulatory Review**

Because no concerns are cited in Sections 4.2.1 through 4.3.5, a summary is not required for this report.

#### 4.4 REGULATORY DATABASE RECORDS SEARCH REVIEW

Regulatory files and records contain an enormous amount of information about all types of environmental concerns. In most instances, there are no environmental concerns or impairments arising from these listings because most sites are at such a distance from the subject property that an existing environmental problem has only a remote chance of affecting the subject property.

The regulatory database lists sites within a one-mile radius of the subject property that are known hazardous waste generators or polluters. Information such as the depth and gradient of the groundwater, the direction and distance from the subject site, and the current status of the listed site are all considered when determining any potential environmental impact to the subject property. The complete database search document is included in Appendix D for the client's further review and interpretation.

##### 4.4.1 U.S. Environmental Protection Agency (EPA)

The following databases may be included in this search:

- RCRA            Resource, Conservation and Recovery Act
- LIENS          Federal Superfund Liens
- NPL            National Priority List
- CERCLIS       Comprehensive Env. Response, Conservation & Liability Act

This site was not identified in the regulatory database records.

An adjacent site was not identified in the regulatory database records.

Seventeen (17) site(s) were identified within a one-mile radius/zip code database search of the subject site.

No site(s) appear(s) to be of an environmental concern to the subject property.

##### 4.4.2 State Sources

The following databases may be included in this search:

- SWIS            Solid Waste Information Systems
- SWAT(S)       Solid Waste Assessment Test Program
- LUST(S)       Leaking Underground Storage Tanks
- BEP            Bond Expenditure Plan
- ASPIS          Abandoned Sites Program Information System

This site was not identified in the regulatory database records.

An adjacent site was identified in the regulatory database records.

Thirty-three (33) site(s) were identified within a one-mile radius/zip code database search of the subject site.

No site(s) appear(s) to be of an environmental concern to the subject property.

#### 4.4.3 Regional and Local Sources

The following databases may be included in this search:

- RWQCB Regional Water Quality Control Board
- WIP Well Investigation Program
- LUST (R) Leaking Underground Storage Tanks (Regional)
- NT Toxic Releases
- TPC Toxic Pits
- SWAT(R) Solid Waste Assessment Test Program (Regional)

This site was not identified in the regulatory database records.

An adjacent site was not identified in the regulatory database records.

Three (3) site(s) were identified within a one-mile radius/zip code database search of the subject site.

No site(s) appear(s) to be of an environmental concern to the subject property.

#### 4.4.4 Regulatory Database Search Review and Summary

##### 4.4.4.1 *Regulatory Listed Sites Within a One-Mile Radius*

Table 13.0 Total Number of Sites Listed in Regulatory Records Database Search (Within One-Mile Radius/Zip Code Database Search)

Number of Sites Listed	Regulatory Body
17	Federal (Environmental Protection Agency)
33	State (DHS, RWQCB, Etc.)
3	Regional (DHS, Building Dept., etc)

##### 4.4.4.2 *Adjacent Sites*

Table 14.0 Number of Adjacent Sites Listed in Regulatory Records Database Search

Number of Sites Listed	Regulatory Body
0	Federal (Environmental Protection Agency)
2	State (DHS, RWQCB, Etc.)
0	Regional (DHS, Building Dept., Etc)

#### 4.4.5 Detailed Regulatory Database Search Review

##### 4.4.5.1 All Regulatory Listed Sites Within an ¼-Mile Radius of the Subject Site

The table below references all sites listed in the regulatory database search within a ¼-mile radius of the subject property. Each ID number in the left-hand column of the table identifies a site listed in the regulatory database search in Appendix D. Those sites considered to be an environmental concern are discussed in the Conclusions and Recommendations, Section 6.0. The following site(s) or subject site have been reviewed for potential environmental concerns.

**Table 15.0** Summary Table of Sites Within an ¼-mile Radius of the Subject Site (That Were Identified in the Regulatory Database)

ID#	Site Name and Location	Why Concern or Not?	Listed Agencies	Site Status	Env. Concern?
RE1	Hi-Lite Manufacturing Co., 8515 Chetle Avenue	No further action (NFA)	CALSITE	No further action (NFA)	No
RE2	Cal-Tron Plating, 11919 E. Riviera Rd.	NFA	CALSITE	NFA	No
RE3	Eastman Kodak, 12100 E. Riviera Rd.	NFA	CALSITE	NFA	No
RE4	Transducers Inc., 12140 E. Riviera Rd.	NFA	CALSITE	NFA	No
RE5	Foss Plating Co., 8140 S. Secura Rd.	NFA	CALSITE	NFA	No
RE6	Luna Staircase, 8206 Secura Rd.	NFA	CALSITE	NFA	No
RE7	Lietzau Pattern Co., 8321 Secura Way	NFA	CALSITE	NFA	No
RE8	Systems Printers, 8332 Secura Way	NFA	CALSITE	NFA	No
RE9	Santa Fe Enamel, 8427 Secura Way	NFA	CALSITE	NFA	No
RE10	Sprint Print, 12015 Slauson Avenue	NFA	CALSITE	NFA	No
RE11	Chrysler Corp., 12206 Slauson Avenue	NFA	CALSITE	NFA	No
RE12	Pryor-Giggey Co., 12393 Slauson Avenue	Down gradient	LUST	NFA	No

ID numbers match site numbers on regulatory database search records located in Appendix D.

**4.4.5.2 *Regulatory Listed Sites Within a One-Mile Radius That May Be of Environmental Concern***

No sites appear to be listed in the regulatory database search within a one-mile radius of the subject site that may be of environmental concern to the subject property (not including those sites within a  $\frac{1}{4}$ -mile radius; see above).

**4.4.6 *Regulatory Listed Wells (Oil, Gas, or Water)***

No wells that appear to have an environmental impact on the subject site are listed in the regulatory sources checked.

## SECTION 5.0

### VISUAL SITE INSPECTION/RECONNAISSANCE

The visual site inspection/reconnaissance was performed by a highly qualified **PHASE ONE INC.**, environmental assessor to identify any major visible environmental concerns or impairments. Items such as the following may be detected and noted:

- Hazardous materials, spills, stains, and storage concerns
- Transformers, hydraulics, and electronic switch gears that may contain PCBs
- Ceiling tile, floor tile, insulation, and wall board that may contain asbestos
- Identification of specific hazardous materials such as lead, pesticides, and heavy metals
- Any visual environmental concern or impairment that can be readily seen and detected by the human eye

#### 5.1 INTERVIEWS

Regulators and site personnel were interviewed to identify any possible locations of environmental concerns or impairment. Occasionally, an interview will reveal items that normally would not be included in regulatory files or are not currently visible to the field assessor. Only those interviews that provide pertinent, supportive data have been included.

##### 5.1.1 Site Personnel and Other Interviews

**PHASE ONE INC's**, assessors attempt to interview people who may add value to the Phase I environmental assessment such as:

- Current and Previous Owners
- Plant Manager
- Operations Manager
- Senior Employees
- Environmental Manager

The following people were interviewed:

<u>Name</u>	<u>Position/Agency</u>
Dorothy Ohai	Current Owner
Amalia Hernandez	Occupant/Property Manager
Dora Rodriquez	Hydrologer/Los Angeles County Public Works

The following table reveals any pertinent information obtained from the interviews that were conducted. Copies of the interview notes are included in Appendix A.

**Table 18.0** Summary of Site Personnel and Other Interview Notes

ID#	Date	On-site, Off-site, or Phone?	Name of Interviewee	Relevant Discussions	Env. Concern?
PI01	11/18/92	Phone	Dorothy Ohai	Use and history of property	No
PI02	11/19/92	On-site	Amalia Hernandez	Site walk	No
PI03	11/17/92	Phone	Dora Rodriquez	Groundwater	No

## 5.2 THE PROPERTY

### 5.2.1 Property Composition

**Table 19.0** Property Composition

%	Type of Property	Construction Type
55%	Building(s)	Concrete block
0%	Open Land	N/A
40%	Parking/Driveway	Concrete and asphalt
0%	Landscaping	N/A
5%	Storage Area	Concrete
N/A	Other	N/A

### 5.2.2 PROPERTY INSPECTION (Inside and Outside)

#### 5.2.2.1 General Usage

The site is generally used as a warehouse and currently house(s) an embroidery manufacturer.



### 5.2.2.2 Electrical Transformer/PCB Inspection

The site has the following possible PCB-containing or contamination concerns.

**Table 20.0 PCB Equipment Identifications**

I/O	ID#	Description; why concern?	Env. Concern?
I	PCB1	Electrical equipment may contain PCBs	Yes
O	PCB2	Electrical equipment may contain PCBs	Yes

I/O=Inside/Outside

### 5.2.2.3 Asbestos Reconnaissance

Building materials such as ceiling and floor tiles, wall and ceiling materials, and thermal system insulation may be suspected asbestos-containing materials (ACMs). These materials might include cement and cement-like products and putty and caulk. Asbestos-containing materials are not limited to building materials but may also be present in machinery and lab equipment. While it is possible to suspect that a material contains asbestos by visual identification, actual determination can only be done by laboratory analysis.

All material identifications and sampling conducted by **PHASE ONE INC.** are strictly for screening purposes and not intended to be used as an asbestos survey.

All samples collected by **PHASE ONE INC.** are random bulk samples.

The following table lists all apparent building materials and types observed on the subject site that may contain asbestos.

**Table 21.0 Possible Asbestos Identifications**

I/O	ID#	Description	Room/Bldg./Unit	Present			Sampled	
				Yes	No	Susp.	Yes	No
I	A01	Duct Tape	Back room		0%		✓	
I	A02	Textured Paint	Walls in both rooms		0%		✓	
I	A03	Taping Mud	Back room		0%		✓	
O	A04	Roof Felt	Roof			✓		✓
O	A05	Shingles	Roof			✓		✓

Susp.=Suspected

I/O=Inside/Outside

Y(present)\_%=Percentage of asbestos found in sample

Y(sampled)#\_=Number assigned to sample which corresponds to chain of custody and sample results located in the appendix.

#### 5.2.2.4 *Hazardous Materials Storage and Handling*

No visual observations of current handling or storage of hazardous materials were made.

#### 5.2.2.5 *Specific Hazardous Materials Reconnaissance*

There was apparent indication of any past or present contamination from agricultural chemicals, Radon, Lead, Formaldehyde, or heavy metals. The following table details the above determination.

Table 23.0 Specific Hazardous Materials

I/O	ID#	Material	Sampled		Why or Why Not a Concern?	Env. Concern?
			Yes	No		
O	SHA1	Agricultural chemicals		✓	No reason to suspect presence	No
O	SHR2	Radon		✓	No reason to suspect presence	No
I	SHL3	Lead paint		✓	Due to the age of the building	Yes
I	SHL4	Lead water		✓	Due to the age of the building	Yes
N/A	SHF5	Formaldehyde		✓	No reason to suspect presence	No
N/A	SHM6	Heavy metals		✓	No reason to suspect presence	No

I/O = Inside/Outside

#### 5.2.2.6 *Storage Tanks (does not include septic tanks)*

No apparent aboveground or underground storage tanks were observed on the subject site.

#### 5.2.2.7 *Clarifiers, Sumps, Trenches, and Wastewater Discharge Sources (does not include septic systems)*

No clarifiers, no sumps, and no trenches and no discharge sources were noted and are described below.

#### 5.2.2.8 *Asphalt, Concrete, and Other Surface Conditions*

No visual stains or unusual surface conditions that may be of an environmental concern existed.

#### 5.2.2.9 *Storm Water Discharge (Outside)*

The general flow direction for storm water run-off appears to be to the west.

There is no facility for handling storm water.

#### 5.2.2.10 *Agricultural Impairments (Outside)*

The site does not appear to currently use any pesticide, rodenticide, fungicide, or other chemicals for agricultural purposes.

#### 5.2.2.11 *Soil, Grass, and Plant Observations (Outside)*

No visual observations of disfigured, discolored, or dying vegetative stress, or absence of plant life or unusual soil conditions due to environmental impairments were observed for the subject site.

#### 5.2.2.12 *Other Environmental Concerns or Impairments*

No other environmental concerns or impairments were observed on the subject site that were not addressed elsewhere.

### 5.3 ADJACENT SITES

Sites adjacent to the subject site may or may not be a concern depending upon the type of environmental problems that may exist on the adjacent site and the type of transport agent. For example, if the adjacent site has a contaminated groundwater problem and the groundwater flow is away from the subject site, then there may not be a major environmental concern for the subject site. All available data regarding adjacent sites is gathered either from visual observations of them from the vantage of the subject property, or the vantage of a nearby public thoroughfare, or from any existing regulatory agency documentation. The following section only references adjacent sites that may contain environmental problems of concern to the subject site.

#### 5.3.1 Visual Observations

The following was observed on the adjacent sites.

Table 30.0 Visual Observations, Adjacent Sites

ID#	Descriptions of Observations	Environmental Concern to Subject Property? If yes, why? If not, why?
VOA01	North View-Imtech Imports Warehouse	No; no apparent impact
VOA02	South View-J & L Grinding Co.	No; no apparent impact
VOA03	West View-Santa Fe Enameling Co.	No; no further action for CALSITE
VOA04	East View-Hi-Lite Manufacturing Co.	No; no further action for CALSITE

## SECTION 6.0

### CONCLUSIONS AND RECOMMENDATIONS

#### 6.1 AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT

The following tables list all environmental concerns. Each table represents one concern and summarizes all ID numbers, sections, and page numbers related to that particular concern. All location numbers are marked on Figure 9.2 or 9.3.

LOCATION# N/A		IDENTIFIED LOCATION APPEARS TO BE A N/A ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
N/A	N/A	N/A	No apparent environmental concerns have been noted.
DESCRIPTION OF CONCERN: N/A			
ACTION SUGGESTED: N/A			
ACTION CODE: N/A		COST INDEX: N/A	

## 6.2 AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN

Areas of potential or future concern are areas that appear to pose no immediate impairment, are currently not supported by enough evidence to make a concise determination, or appear not to pose an immediate threat to the subject property. These issues may have only a negligible impact on the subject property, but in some instances may pose a greater concern in time.

The following tables list all potential or future environmental concerns. Each table represents one issue and summarizes all ID numbers, sections, and page numbers related to that particular issue. All location numbers are marked on Figure 9.2 or 9.3.

LOCATION# #1		IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
IPCB1, OPCB2	5.2.2.2	5-3	PCB equipment identification
OP03, IP01-IP04	3.1	3-1	Photos identifying possible PCB-containing electrical equipment
DESCRIPTION OF CONCERN: Electrical equipment may contain PCBs			
ACTION SUGGESTED: No apparent leaks from the electrical equipment; if leakage occurs, check the oil within the electrical equipment for the presence of PCBs and, if positive, replace with non-PCB liquid			
ACTION CODE: N/A		COST INDEX: N/A	

LOCATION# #2		IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
ISHL3, ISHL4	5.2.2.5	5-4	Specific hazardous materials reconnaissance
DESCRIPTION OF CONCERN: The building was built in an era when the presence of lead was possible in both paint and plumbing fixtures			
ACTION SUGGESTED: The subject property is not used for residential purposes; samples of the paint and water could be tested to determine if there is lead present in the paint and water			
ACTION CODE: N/A		COST INDEX: N/A	

LOCATION# 3		IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
OA04-5	5.2.2.3	5-3	Possible asbestos identifications
DESCRIPTION OF CONCERN: Five (5) samples were taken at the site and tested negative for asbestos, but samples of the roofing material were not taken			
ACTION SUGGESTED: Possible asbestos-containing materials appear to be contained and non-friable; prepare an Operations & Maintenance Program (O&M) according to EPA standards if future sampling tests positive			
ACTION CODE: N/A		COST INDEX: N/A	

### 6.3 GENERIC LIST OF INITIAL AND SUBSEQUENT ACTION CODE DESCRIPTIONS

These only apply if listed in Section 6.0 tables as an action code number.

1. Solicit bids from qualified specialty geotechnical firms to determine or confirm and delineate the extent of surface and subsurface contamination. Insure that a registered geologist is in-charge of the project and will sign the report along with stamping his registration number on the report.
2. Solicit bids from qualified specialty geotechnical firms to delineate the extent of subsurface contamination. Insure that a registered geologist is in-charge of the project and will sign the report along with stamping his registration number on the report.
3. Hire a firm that specializes in asbestos abatement to take samples of the possible asbestos-containing-material and define extent and determine whether the material is friable or non-friable. Ensure that the survey will satisfy EPA requirements for preparation of an O&M program.
4. Contact specialty environmental firms or the manufacturer of the transformer(s) or PCB equipment to determine if the equipment contains PCBs and what the level of contamination is in parts per million.
5. Hire a specialty environmental remediation firm to remove and properly dispose of the minor surface stains. Insure that manifests are used to properly document the disposal of the material.
6. Solicit bids from multiple specialty environmental firms to remediate the site. Insure that the firm retained has all necessary state licenses. (A-1 with hazwaste certificate)
7. Contract with an environmental firm that specializes in lab-packing and disposal of hazardous materials. Insure that manifests are used to properly document the disposal of the material. Dealing directly with disposal sites can save money.
8. Hire a specialized asbestos abatement firm to remove the asbestos that was identified by the sampling firm and/or prepare a O&M program for the asbestos-containing materials. Insure that all permits are obtained and that an AHERA trained person supervises the project.
9. Solicit bids from electrical contractors and environmental firms that specialize in retrofitting or decommissioning PCB contaminated equipment.
10. Contract with a laboratory for sampling and analysis services.
11. Contract with a geotechnical firm to install a sample boring(s) to identify any environmental impairment.
12. Hire a geotechnical firm to sample beside or underneath the sump(s), tank(s), or concrete to determine if any environmental impairments have occurred.
13. Make sure UST is properly installed, monitored and fitted with overfill protection by hiring a specialized tank installation and maintenance company.
14. Hire a specialty firm to use a magnetometer to determine if a tank(s) still exists.
15. Asbestos abatement.

Verify that all the above contracts have at least \$1 million General Liability, \$1 million Errors & Omission insurance and all proper licenses. Check references!!!

## 6.4 ASSOCIATED APPROXIMATE COST INDEX

These costs only apply if referenced in a table in Section 6.0 in the Cost Index section. These estimated costs are only for a general average cost associated with similar conditions and may not reflect the true costs.

**Table 31.0 Associated Approximate Cost Index**

Action Codes	Level of Concern		
	Minor (A)	Medium (B)	Major (C)
1	\$5000-\$20,000	\$20,000-\$40,000	\$40,000==>\$100,000
2	\$15,000-\$40,000	\$40,000-\$80,000	\$80,000==>\$150,000
3	\$2,000-\$10,000	\$10,000-\$20,000	\$20,000==>\$40,000
4	\$2,000-\$6,000	\$6,000-\$15,000	\$15,000==>\$30,000
5	\$1,000-\$5,000	\$5,000-\$10,000	\$10,000==>\$25,000
6	\$5,000-\$25,000	\$25,000-\$100,000	\$100,000==>\$250,000
7	\$1,500-\$15,000	\$15,000-\$50,000	\$50,000==>\$250,000
8	\$2,500-\$10,000	\$10,000-\$50,000	\$50,000==>\$150,000
9	\$10,000-\$30,000	\$30,000-\$150,000	\$150,000==>\$250,000
10	\$500-\$2,500	\$2,500-\$5,000	\$5,000==>\$20,000
11	\$2,000-\$5,000	\$5,000-\$25,000	\$25,000==>\$50,000
12	\$1,000-\$2,500	\$2,500-\$15,000	\$15,000==>\$25,000
13	\$1,000-\$5,000	\$5,000-\$20,000	\$20,000==>\$50,000
14	\$500-\$2,500	\$2,500-\$10,000	\$10,000==>\$25,000
15	\$2,500-\$10,000	\$10,000-\$50,000	\$50,000==>\$100,000



## SECTION 7.0

### LIMITATIONS

To achieve the study objectives stated in this report, we were required to base **PHASE ONE INC.'s** conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by **PHASE ONE INC.'s** client in the contract/authorization agreement and standard terms and conditions.

**PHASE ONE INC.'s** professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination, the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the site, as well as features noted during the site walk. The absence of any potential gross contamination sources, historic or present, does not necessarily imply that the site is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the site. No other warranty guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. These limitations contained within this report supersedes all other contracts or scope of work, implied or otherwise, except those stated or acknowledged here within.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by you is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, Section 4.2., is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject site and is not to be used as a guide to the legal compliance to regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of **PHASE ONE INC.**, in accordance with generally accepted professional practices. No warranty or guarantee is expressed or implied. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with **PHASE ONE INC.'s** recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead or any other sampling is sampled in a good faith effort by **PHASE ONE INC.** assessors. All sample results should not be construed as conclusive and binding in anyway. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. **PHASE ONE INC.** only relays the information supplied by the laboratory conducting the analysis.

## **SECTION 8.0**

### **REFERENCES**

#### **8.1 AGENCIES**

Toxicheck, A Service of Environmental Data Resources, Inc., Southport, CT 06490

United States Geological Survey

California State University, Northridge, Map Room

University of California, Berkeley, Map Room

University of California, Los Angeles, Aerial Photography Department

#### **Los Angeles County**

Los Angeles County Department of Health Services

Los Angeles Department of Public Works

Los Angeles County Sanitation District

Los Angeles County Tax Assessor's Office

Los Angeles County Fire Department

California Regional Water Quality Control Board, Region #4

#### **Orange County**

Orange County Archives

Orange County Tax Assessor's Office

Orange County Health Care Agency

Orange County Fire Department, Hazardous Materials Section

Orange County Sanitation District

Orange County Water District

California Regional Water Quality Control Board, Region #8

Fullerton Public Library, Launer Room

#### **Riverside County**

Riverside County Tax Assessor's Office

Riverside Public Library

Riverside County Environmental Health Department

Riverside Flood Control District

Western Municipal Water District

California Regional Water Quality Control Board, Region #8

#### **San Diego County**

San Diego Tax Assessor's Office

San Diego Environmental Health Services

San Diego County Department of Public Works

San Diego Main Library

California Regional Water Quality Control Board, Region #9

## 8.2 PUBLICATIONS

Basic Guide for Environmental Inspection. EEA. 1991.

Environmental Evaluations for Real Estate Transactions. Government Institutes, Inc. 1989.

"Flatland Deposits." Geological Survey Professional Paper No. 943. 1991.

"Geologic Principles for Prudent Land Use." Geological Survey Professional Paper No. 946. 1990.

"Groundwater Geology of the Valley." California Earthquakes: California Division of Mines and Geology Bulletin. 1975.

Hazardous Materials, Substances and Wastes Compliance Guide. 1990-1991.

Oil and Gas Field and Wildcat Maps. California Department of Conservation, Division of Oil and Gas. Various dates.

"Planned Utilization of the Groundwater Basics of the Coastal Plain of Los Angeles." State of California, Department of Water Resources, Bulletin No. 104. 1961 and 1988.

Principles of Contaminant Hydrogeology. Palmer, Christopher M. 1992.

Protection of Public Water Supplies from Groundwater Contamination: A Publication of the Environmental Protection Agency.

"Radon: A Homeowner's Guide to Detection and Control." 1987 and 1989.

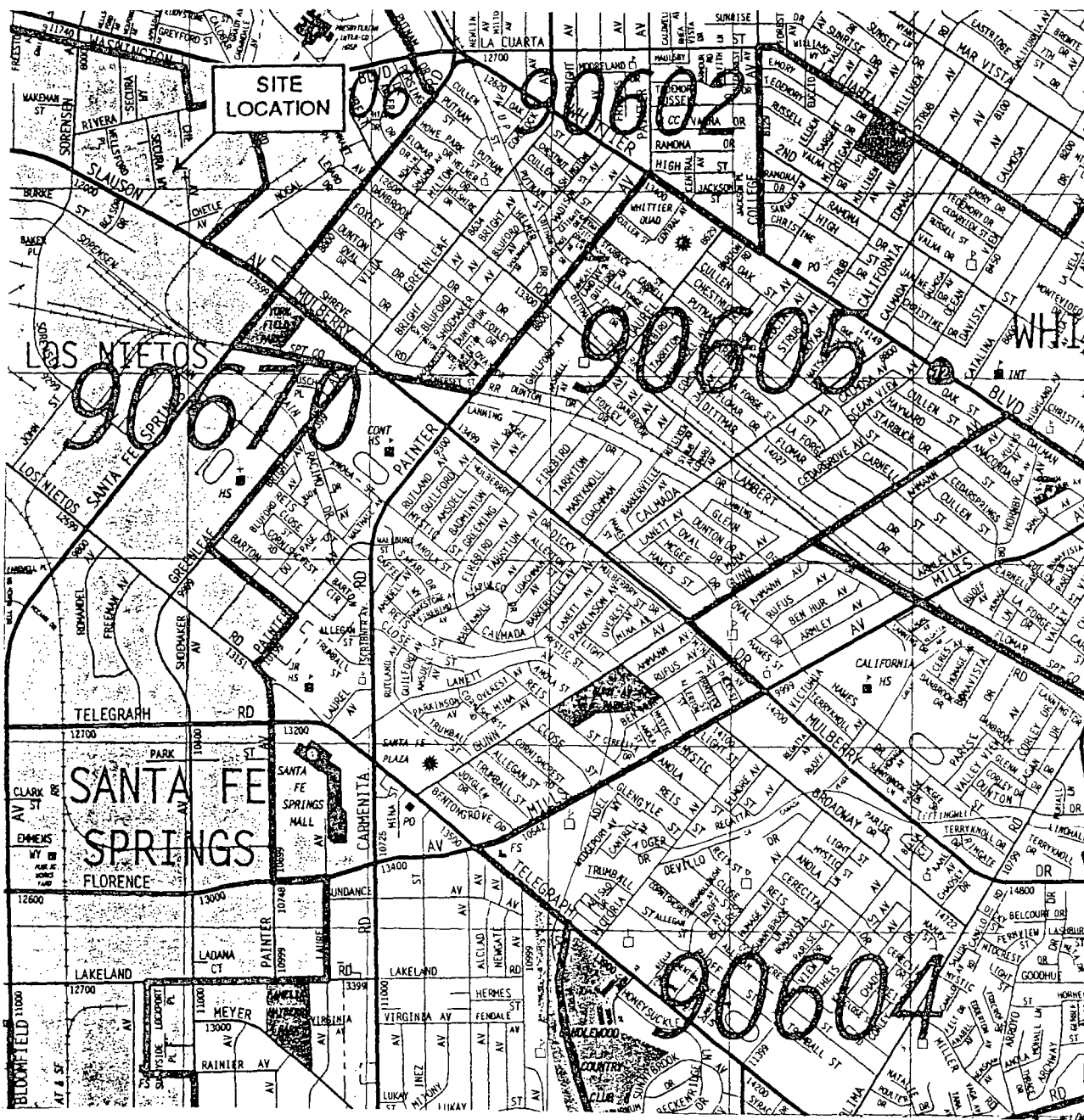
Report and General Soil Map. California Soil Conservation Service, United States Department of Agriculture. 1967 and 1969.

The Sourcebook for Aerial Photographs, California edition. 1992.

Underground Storage Tank Corrective Action Technologies: A Publication of the Environmental Protection Agency. 1987.

SECTION 9.0

FIGURES



NOT TO SCALE

PROJECT NAME: 8432 Secura Way  
Santa Fe Springs, California

FOR: Basic Mortgage Company

SITE LOCATION MAP

JOB 0569

PHASE ONE INC.

December, 1992

FIG. 9.1

DRWN BY: EDK

Not supplied

NOT TO SCALE

PROJECT NAME: 8432 Secura Way  
Santa Fe Springs, California

FOR: Basic Mortgage Company

SITE PLAN

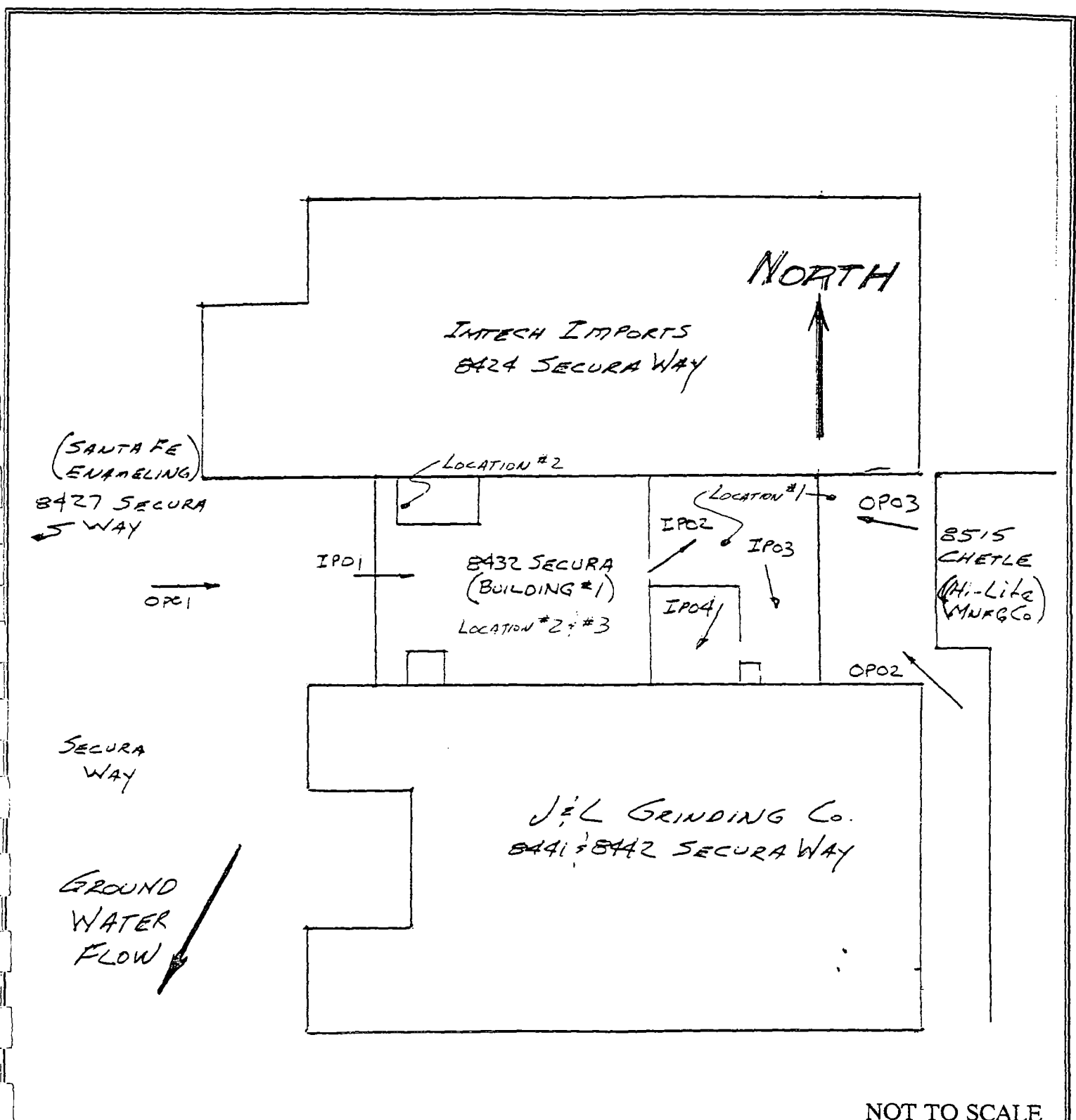
JOB 0569

*PHASE ONE INC.*

December, 1992

FIG. 9.2

DRWN BY: EDK



NOT TO SCALE

PROJECT NAME: 8432 Secura Way  
Santa Fe Springs, California

FOR: Basic Mortgage Company

### PLOT PLAN

JOB 0569

PHASE ONE INC.

December, 1992

FIG. 9.3

DRWN BY: FDK

SECTION 10.0

APPENDICES



APPENDIX A

**PHASE ONE INC.  
INTERVIEW NOTES**

**#PI01**

Job #569

Date: 11/18/92

Time: 2:00 p.m.

Interview Name: Dorothy Ohai

Title: Owner

Company Name: Subject Property owner

Address: Unknown

Phone #: (714)465-1999

Fax:

Relationship with site: Owner

Number of years relationship has existed: 26 Years

Do you know of any environmental concerns, problems or impairments of the subject site?

Yes No ✓ Adjacent Site? Yes No ✓

If yes, describe:

Miscellaneous Notes: Ms. Ohai told me that the property was used as a warehouse to store electronics equipment until 1986; it is currently used to manufacture embroidered products; it was built in the 1960s; and there are no UST's on-site.

Interviewer Name: Robin Loomer

Copyright Pending

**PHASE ONE INC.**  
**INTERVIEW NOTES**

**#PI02**

Job #569

Date: 11/19/92

Time: 10:00 a.m.

Interview Name: Amalia Hernandez

Title: Owner

Company Name: American Embroidery Company

Address: 8432 Secura Way, Santa Fe Springs, California 90670

Phone #:

Fax:

Relationship with site: Occupant

Number of years relationship has existed: 1 Year

Do you know of any environmental concerns, problems or impairments of the subject site?

Yes No ☒ Adjacent Site? Yes No ☒

If yes, describe:

Miscellaneous Notes: Ms. Hernandez showed me around the property, told me that the building was about 30 years old, was a warehouse prior to her occupying the site, and that she knew of no USTs.

Interviewer Name: Robin Loomer

Copyright Pending

PHASE ONE INC.  
INTERVIEW NOTES

#PI03

Job #569

Date: 11/17/92

Time: 10:00 a.m.

Interview Name: Dora Rodriquez

Title: Hydrologer

Company Name: Los Angeles County Public Works

Address: 900 S. Freemont Avenue, Alhambra, California 91803

Phone #: (818)458-6120

Fax:

Relationship with site: In her jurisdiction

Number of years relationship has existed: 4 Years

Do you know of any environmental concerns, problems or impairments of the subject site?

Yes No ✓ Adjacent Site? Yes No ✓

If yes, describe:

Miscellaneous Notes: Ms. Rodriquez told me of three water wells in the area and the associated groundwater levels, allowing calculation of groundwater depth by triangulation.

Interviewer Name: Robin Loomer

APPENDIX B

## CITY OF SANTA FE SPRINGS

1

76A638A CE#803 5-65

## APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER  
BUILDING AND SAFETY DIVISION  
JOHN A. LAMBIE, COUNTY ENGINEER  
COLEMAN W. JENKINS, SUP'T OF BUILDING

FOR APPLICANT TO FILL IN	
BUILDING ADDRESS	8432 SECURA WAY
LOT NO. 17 Lot 5	BLOCK
TRACT	23 47
SIZE OF LOT 62 X 126	NO. OF BLDGS. NOW ON LOT 1
USE OF EXISTING BLDG.	
OWNER	REYNOLDS CHAI TEL NO. 09811-19
ADDRESS	179 E Washington Blvd
CITY	LA Brea
ARCHITECT OR ENGINEER	TEL NO. 0912109
ADDRESS	
CONTRACTOR	TEL. NO.
ADDRESS	LIC NO.
CITY	LIC CLASS
DESCRIPTION OF WORK	
NEW <input checked="" type="checkbox"/>	ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>
SQ. FT. SIZE 4000	NO. OF STORIES 1 NO. OF FAMILIES
USE OF STRUCTURE	Private Mtg (lighting)
SIGNATURE OF APPLICANT	R. Chai
VALUATION \$	19,000 - 20,000
P.C. FEES	10.50
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.	
SIGNATURE OF PERMITTEE	
ADDRESS	

BUILDING ADDRESS	8432 SECURA		
LOCALITY	SFS		
NEAREST CROSS ST.	BLAUSON		
DISTRICT NO.	GROUP	TYPE CONST.	PROCESSED BY
4.05	F2	1A	John
STATISTICAL CLASSIFICATION		SEWER MAP	
CLASS NO 1C DWELL UNITS -		BK 4 PG 128	
USE ZONE	MAP NO.	SPECIAL CONDITIONS	
N/A	3820	Access to Plot	
V.com. Bldg.			
BLDG. SETBACK FROM FRONT PROP. LINE OF		SECURA (STREET)	
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YARD = TOTAL
STRI	66	33'	+ =
BLDG. SETBACK FROM SIDE PROP. LINE OF		(STREET)	
TYPE OF HIGHWAY	EXISTING WIDTH	SETBACK FROM C.L.	HIGHWAY + YARD = TOTAL
			+ =
CORNER CUTOFF YES <input type="checkbox"/> NO <input type="checkbox"/>			
SEE REVERSE SIDE FOR SPECIAL APPROVALS			
APPROVALS			
FOUNDATION, LOCATION FORMS, MATERIALS		DATE	INSPECTOR'S SIGNATURE
FRAME, FIRE STOPS, BRACING BOLTS		1-10-07	John
FURNACE, LOCATION GAS VENT. DUCTS			
LATH. INT.			
LATH. EXT.			
HOUSE NUMBER CORRECT AND POSTED			
FINAL		1-10-07	John

PLAN CHECK VALIDATION (CK) NO. CASH -

JOHN F. LEWIS, PRINCIPAL STRUCTURAL ENGINEER  
PERMIT VALIDATION CK. MO. CASH

LAC 938566 NOV 23 23 26.75..0

LAC 959067 JAN 3 23 10.50 0

LAC 959167 JAN 3 1

7450 0

John

John

APPENDIX C



OP01



OP02





OP03



IP01





IP02



IP03



IP04

APPENDIX D

IBBIL

**ENVIRONMENTAL RECORD SEARCH**

for the site

PROJ 569

8932 SECURA WAY, SANTA FE SPRINGS

performed for

PHASE ONE, INC

11-19-1992

PHAS5018

444 South Cedros Ave, Suite 200

Solana Beach CA 92075

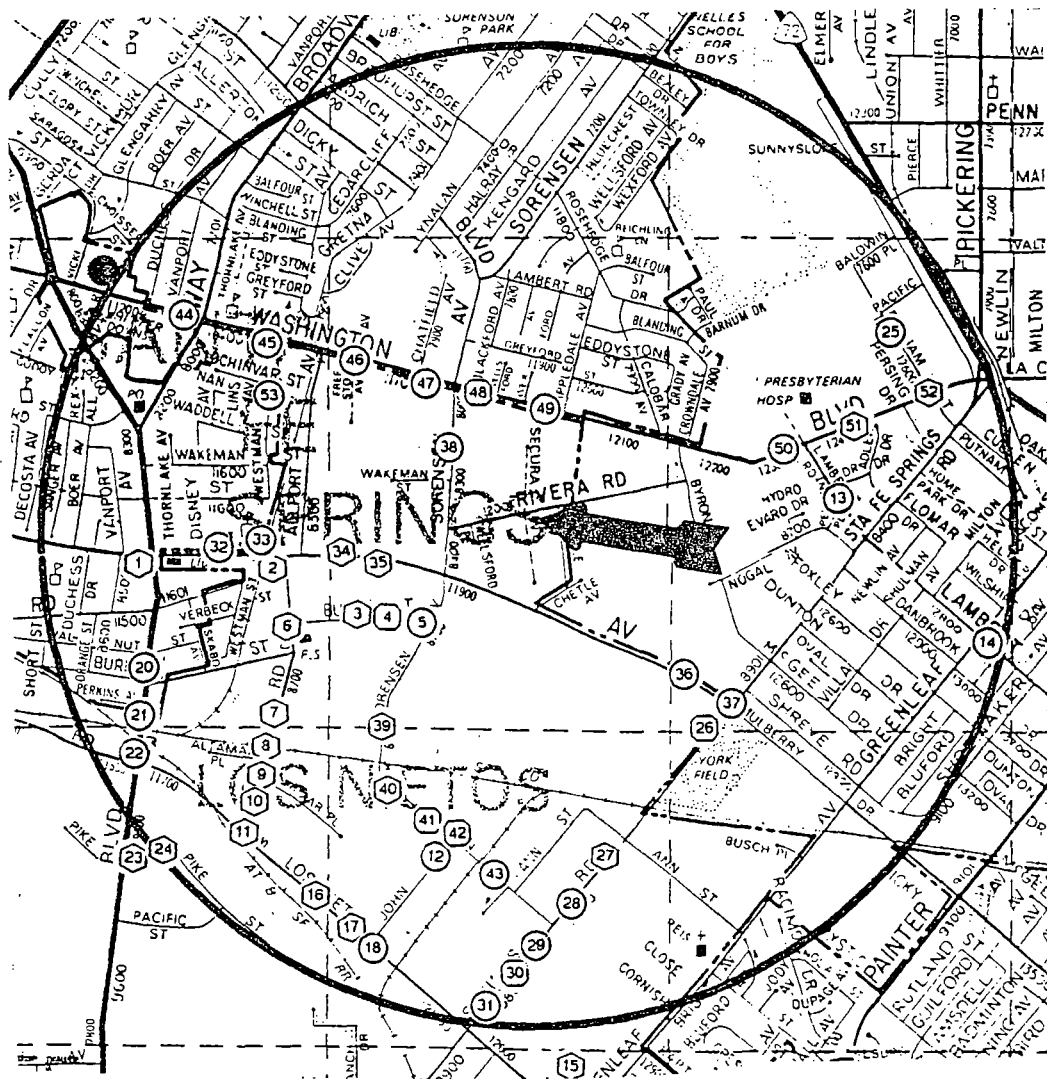
619 793-0641

## INTRODUCTION

This document, prepared on the request of Phase One, Inc, reports the findings of BBL's investigation of environmental concerns in the vicinity of 8932 Secura Way, Santa Fe Springs. It is divided in the following segments:

- ◆ Map - showing the location of the identified sites relative to the subject site.
- ◆ Summary - listing the identified sites by street names.
- ◆ Final Report - describing the sources investigated and the resulting findings:
  - Federal sources
  - State sources
  - Regional sources





- ☒ ENVIRONMENTAL CONCERNS - HIGH PRIORITY WITHIN 1 MILE
- ☐ ENVIRONMENTAL CONCERNS WITHIN 1 MILE
- ☐ ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS WITHIN 1 MILE

(ASPIIS SITES WITH A 'NO FURTHER ACTION' STATUS ARE NOT SHOWN ON THE MAP)

Map reproduced under license from Thomas Bros. (LA 61 C1)

2.5 inches to 1 mile

APPROXIMATE LOCATION OF IDENTIFIED SITES IN THE VICINITY OF  
8932 SECURA WAY, SANTA FE SPRINGS

- . MCKESSON CHEMICAL COMPANY
- . WHITTIER PLATING COMPANY, INC
- . DETAILERS INC
- . CHEVRON CHEMICAL CO-ORTHO DIV
- . ALCAN ALUMINUM CORPORATION
- . PEOPLES DISPOSAL COMPANY
- . UNION OIL COMPANY OF CALIFORNI
- . WESTERN GALVANIZING COMPANY
- . DIA-LOG COMPANY
- . FOSS PLATING COMPANY
- . WHOLESALE COPY SERVICE SUPPLY
- . CAL WESTERN PAINTS
- . STUDIO GRAPHICS
- . TRI-WAL ENGINEERING
- . SAME DAY PLATING
- . ANGELES CHEMICAL COMPANY, INC
- . E G M CORPORATION
- . U.S. GYPSUM COMPANY
- . ARNOLD PRODUCTS INC
- . WHEELER A F CO
- . RHODRA INC.
- . C P G INDUSTRIES INC
- . PRESBYTERIAN INTERCOMMNTY HSP
- . FRED RIPPY INC
- . WHITTIER CRUDE OIL COMPANY
- . MACHINE & TOOLING COMPANY
- . PARKER HANNIFIN
- . AERO WHEEL & BRAKE SERVICE
- . SCHNER MOREHEAD CHEMICAL
- . T-CHEM PRODUCTS
- . DICE ROAD AND LOS NIETOS ROAD
- . BUTLER CHEMICAL, INC
- . FINE LINE PAINT CORPORATION
- . CHEMACON, INC
- . ELECTRONIC CHROME COMPANY
- . TIDE WATER ASSOCIATED OIL CO.

1. WELL 01 dhs1

2. WELL 01 dhs1

3. PILOT CHEM CO

4. FLIGHT TRUCKING

5. TECHNI-BRAZE INC

6. WEST BENT BOLT

7. LIQUID AIR CORP

8. BURDETT OXYGEN CO OF CA '1

9. SO CA CHEM CO INC

10. DIVERSEY WYANDOTTE CORP

11. DICE RD - LOS NIETOS RD DUMP

12. VALVOLINE OIL COMPANY

13. AMERICAN MEDICAL ENTERPRISES

14. ARCO STATION #0211

15. LOS NIETOS DUMP

- 16. FINE LINE PAINT CORP
- 17. FINE LINE PAINT CORP
- 18. SOUTHERN STEEL & SUPPLY CO,INC
- 20. BARRET STATION
- 21. C.F. PENG SERVICE STATION
- 22. ACI GLASS PRODUCTS
- 23. MCKESSON CHEM CO
- 24. WHITTIER PLATING CO INC
- 25. GUNLOCKE CORPORATION
- 25. GUNLOCKE CORPORATION
- 26. PFI, INC.
- 27. PEOPLES DISPOSAL CO
- 28. UNION OIL OF CALIFORNIA
- 28. UNION OIL OF CALIFORNIA
- 29. WESTERN GALVANIZING CORP.
- 30. DIA-LOG CO.
- 31. SOUTH PACIFIC STEEL
- 32. CIRCLE K CORPORATION
- 33. SHELL SERVICE STATION
- 34. CAL WESTERN PAINT CORP
- 35. WESTERN SCREW PRODUCTS
- 36. PRYOR-GIGGEY COMPANY
- 37. LINCOLN INDUSTRIAL CENTER
- 38. HOOD CONSTRUCTION COMPANY
- 39. ANGELES CHEMICAL COMPANY, INC.
- 40. MCKESSON CHEMICAL COMPANY
- 41. PETERSON/PURITAN INC
- 42. US GYPSUM CO.
- 43. DAYTON SUPERIOR
- 44. SHELL STATION
- 45. R.B. PAINT & BODY CENTER
- 46. APEX BULK COMMODITIES
- 47. CALIF TARGET ENTERPRISES
- 48. UNOCAL 78 STATION #5091
- 49. SOUTHERN CALIF. EDISON
- 50. CHEVRON S.S.
- 51. RIPPY FRED R INC
- 52. VACANT LOT, WHITTIER
- 53. A-R PRODUCTS INC

## UNKNOWN LOCATIONS

LARWIL CONSULTANTS/PLATING OPE

PLATING OPERATIONS

OIL LINES, INC

BISHOP OIL COMPANY

BARNHART-MORROW CONSTRUCTION

AGRICULTURAL PROPERTY



ENVIRONMENTAL RECORDS SEARCH

SUMMARY

LISTED BY STREET

**ENVIRONMENTAL RECORDS SEARCH FOR**  
**PROJ 569**  
**8932 SECURA WAY, SANTA FE SPRINGS**

Page: 1  
 Job : PHAS5019  
 Date: 11-20-1992

LOCATION	ADDRESS	CITY	MAP LOC	SOU- RCE	STATUS
WELL 01 dhs1	MUTUAL WATER	02S/11W-30Q01 S	1	WP	
WELL 01	MUTUAL WATER OWNERS ASSOCH OF LOS NIETO	02S/11W-30Q01 S	1	Cs	DHS2
WELL 01 dhs1	SANTA FE SPRINGS, CITY	02S/11W-30R03 S	2	WP	
WELL 01	CITY OF SANTA FE SPRINGS	02S/11W-30R03 S	2	Cs	DHS3
ELECTRONIC CHROME COMPANY	8101 S ALLPORT AVE	SANTA FE SPRINGS		AS	NFA
WELBOURNE ENGINEERING	8237 S ALLPORT AVE	SANTA FE SPRINGS		AS	NFA
INDUSTRIAL PLATERS	8239 S ALLPORT AVE	WHITTIER		AS	NFA
INDUSTRIAL PLATERS	8239 S ALLPORT AVE	WHITTIER		AS	NFA
K & W PRODUCTS	8319 S ALLPORT AVE	SANTA FE SPRINGS		AS	NFA
APOLLO ABRASIVES COMPANY	8324 S ALLPORT AVE	SANTA FE SPRINGS		AS	NFA
APOLLO ABRASIVES COMPANY	8324 S ALLPORT AVE	SANTA FE SPRINGS		AS	NFA
SANTA FE FIBERGLASS OF CALIFOR	8330 S ALLPORT AVE	SANTA FE SPRINGS		AS	NFA
DETERGENTS, INC	12143 ALTAMAR PL	SANTA FE SPRINGS		AS	NFA
ARMOUR WORLD WIDE GLASS COMPAN	9401 S ANN ST	SANTA FE SPRINGS		AS	NFA
TROJAN BATTERY COMPANY #2	9440 S ANN ST	SANTA FE SPRINGS		AS	NFA
EXIDE BATTERY	9536 S ANN ST	SANTA FE SPRINGS		AS	NFA
ASSOCIATED PLATING COMPANY	9636 S ANN ST	SANTA FE SPRINGS		AS	NFA
AMERICAN ABRASIVE METALS	123 S BALDWIN PL	WHITTIER		AS	NFA
TOOL & JIG PLATING COMPANY INC	137 S BALDWIN PL	WHITTIER		AS	NFA
INTER COMMUNITY CHLD GUDN CTR	8106 S BROADWAY AVE	WHITTIER		AS	NFA
PILOT CHEM CO	11758 E BURKE ST	SANTA FE SPRINGS	3	CC	
PILOT CHEMICAL COMPANY	11758 E BURKE ST	SANTA FE SPRINGS	3	AS	PEARH
PILOT CHEMICAL COMPANY	11758 E BURKE ST	SANTA FE SPRINGS	3	LR	1
PILOT CHEMICAL COMPANY	11758 E BURKE ST	SANTA FE SPRINGS	3	LT	5C
PILOT CHEMICAL COMPANY	11758 E BURKE ST	SANTA FE SPRINGS	3	Cs	WCRBT
FLIGHT TRUCKING	11770 E BURKE ST	SANTA FE SPRINGS	4	LR	9
FLIGHT TRUCKING	11770 E BURKE ST	SANTA FE SPRINGS	4	LT	9
PARKER HANNIFIN	11808 E BURKE ST	SANTA FE SPRINGS		AS	NFA
TECHNI-BRAZE INC	11845 E BURKE ST	SANTA FE SPRINGS	5	AS	PEARH
AERO WHEEL & BRAKE SERVICE	11927 E BURKE ST	SANTA FE SPRINGS		AS	NFA
CARBONIC PRODUCTS, INC	11950 E BURKE ST	SANTA FE SPRINGS		AS	NFA
WILSON AND GEO MEYER COMPANY	12805 E BUSCH PL	SANTA FE SPRINGS		AS	NFA
PACIFIC ASPHALT PRODUCTS	7829 CHATFIELD AVE	WHITTIER		AS	NFA
SPORTFILM PROC SPECIALIST	7906 CHATFIELD AVE	WHITTIER		AS	NFA
HI-LITE MFG COMPANY	8515 CHETLE AVE	SANTA FE SPRINGS		AS	NFA
EMERY INDUSTRIES, INC	8733 DICE RD	SANTA FE SPRINGS		AS	NFA
EMERY INDUSTRIES, INC	8733 DICE RD	SANTA FE SPRINGS		AS	NFA
PACIFIC LOG EXCHANGE, INC	8544 S DICE RD	SANTA FE SPRINGS		AS	NFA
WEST BENT BOLT	8623 S DICE RD	SANTA FE SPRINGS	6	CC	
WEST BENT BOLT	8623 S DICE RD	SANTA FE SPRINGS	6	AS	PEARL
WEST BENT BOLT	8623 S DICE RD	SANTA FE SPRINGS	6	Cs	DHS1
LIQUID AIR CORP	8832 S DICE RD	SANTA FE SPRINGS	7	CC	
BURDETT OXYGEN COMPANY OF CALI	8832 S DICE RD	SANTA FE SPRINGS	7	AS	HRR
LIQUID AIR	8832 S DICE RD	SANTA FE SPRINGS	7	AS	PEARM
LIQUID AIR	8832 S DICE RD	SANTA FE SPRINGS	7	AS	PEARM

**ENVIRONMENTAL RECORDS SEARCH FOR**  
**PROJ 569**  
**8932 SECURA WAY, SANTA FE SPRINGS**

Page: 2  
 Job : PHAS5019  
 Date: 11-20-1992

LOCATION	ADDRESS	CITY	MAP LOC	SOU- RCE	STATUS
LIQUID AIR	8832 S DICE RD	SANTA FE SPRINGS	7	CS	DHS1
LIQUID AIR CORP.	8832 S DICE RD	SANTA FE SPRINGS	7	LR	3B
LIQUID AIR CORP.	8832 S DICE RD	SANTA FE SPRINGS	7	LT	3B
SCHNER MOREHEAD CHEMICAL	8835 S DICE RD	SANTA FE SPRINGS		AS	NFA
BURDETT OXYGEN CO OF CA '1	8838 S DICE RD	SANTA FE SPRINGS	8	CC	
SO CA CHEM CO INC	8851 S DICE RD	SANTA FE SPRINGS	9	CC	
SOUTHERN CALIFORNIA CHEMICAL C	8851 S DICE RD	SANTA FE SPRINGS	9	AS	RCRA
DIVERSEY WYANDOTTE CORP	8921 S DICE RD	SANTA FE SPRINGS	10	CC	
DIVERSEY WYANDOTTE CORPORATION	8921 S DICE RD	SANTA FE SPRINGS	10	AS	PEARH
DIVERSEY WYANDOTTE CORPORATION	8921 S DICE RD	SANTA FE SPRINGS	10	CS	DHS1
T-CHEM PRODUCTS	9028 S DICE RD	SANTA FE SPRINGS		AS	NFA
MOBILE INSPECTION SERVICE, INC	9110 S DICE RD	SANTA FE SPRINGS		AS	NFA
ELECTRO CHROME COMPANY, INC	9132 S DICE RD	SANTA FE SPRINGS		AS	NFA
DICE RD - LOS NIETOS RD DUMP	9165 S DICE RD	SANTA FE SPRINGS	11	CC	
DICE ROAD	9165 S DICE RD	SANTA FE SPRINGS	11	SR	11
DICE ROAD	9165 S DICE RD	SANTA FE SPRINGS	11	ST	11
DICE ROAD AND LOS NIETOS ROAD	9165 S DICE RD	SANTA FE SPRINGS		AS	NFA
APRODACA & SON PLATING	9018 S FREESTONE AVE	SANTA FE SPRINGS		AS	NFA
SANTA FE STEEL TREATING CORP	9843 S GREENLEAF AVE	SANTA FE SPRINGS		AS	NFA
VALVOLINE OIL COMPANY	9520 JOHN ST	SANTA FE SPRINGS	12	LR	7
VALVOLINE OIL COMPANY	9520 JOHN ST	SANTA FE SPRINGS	12	LT	7
VALVOLINE OIL COMPANY	9520 JOHN ST	SANTA FE SPRINGS	12	CS	WCRBT
AMERICAN MEDICAL ENTERPRISES	12508 E LAMBERT RD	WHITTIER	13	LR	3B
AMERICAN MEDICAL ENTERPRISES	12508 E LAMBERT RD	WHITTIER	13	LT	3B
ARCO STATION #0211	13010 E LAMBERT RD	WHITTIER	14	LR	5C
ARCO STATION #0211	13010 E LAMBERT RD	WHITTIER	14	LT	5C
ARCO STATION #0211	13010 E LAMBERT RD	WHITTIER	14	CS	WCRBT
LOS NIETOS DUMP	LOS NIETOS - NORWALK S OF SFRR	SANTA FE SPRINGS	15	CC	
LOS NIETOS DUMP	LOS NIETOS BET PAINTER/GREENL	SANTA FE SPRINGS	15	CC	
1949 OIL SUMP	LOS NIETOS BTW GREENLEAF - PAINTER/SE OF	SANTA FE SPRINGS	15	AS	SSR
BUTLER CHEMICAL, INC	12132 E LOS NIETOS RD	SANTA FE SPRINGS		AS	NFA
FINE LINE PAINT CORP	12200 E LOS NIETOS RD	SANTA FE SPRINGS	16	CC	
FINE LINE PAINT CORPORATION	12200 E LOS NIETOS RD	SANTA FE SPRINGS		AS	NFA
FINE LINE PAINT CORP	12334 E LOS NIETOS RD	SANTA FE SPRINGS	17	CC	
SOUTHERN STEEL & SUPPLY CO, INC	12350 E LOS NIETOS RD	SANTA FE SPRINGS	18	LT	8
SOUTHERN STEEL & SUPPLY CO, INC	12350 E LOS NIETOS RD	SANTA FE SPRINGS	18	LR	8
SOUTHERN STEEL & SUPPLY CO, INC	12350 E LOS NIETOS RD	SANTA FE SPRINGS	18	CS	WCRBT
CHEMACON, INC	12405 E LOS NIETOS RD	SANTA FE SPRINGS		AS	NFA
KEENE CORPORATION	12521 E LOS NIETOS RD	SANTA FE SPRINGS		AS	NFA
YORK OIL CO (3)	12830 E MULBERRY DR	WHITTIER		AS	NFA
ATLANTIC RICHFIELD (2)	8118 S NORWALK BLVD	SANTA FE SPRINGS		AS	NFA
H&H MACHINE CO	8610 S NORWALK BLVD	WHITTIER		AS	NFA
RENOX, INC	8639 S NORWALK BLVD	SANTA FE SPRINGS		AS	NFA
BARRET STATION	8728 S NORWALK BLVD	WHITTIER	20	LR	0
BARRET STATION	8728 S NORWALK BLVD	WHITTIER	20	LT	0

**ENVIRONMENTAL RECORDS SEARCH FOR**  
**PROJ 569**  
**8932 SECURA WAY, SANTA FE SPRINGS**

Page: 3  
 Job : PHAS5019  
 Date: 11-20-1992

LOCATION	ADDRESS	CITY	MAP LOC	SOU- RCE	STATUS
C.F. PENG SERVICE STATION	8905 S NORWALK BLVD	SANTA FE SPRINGS	21	LT	3B
ACI GLASS PRODUCTS	9010 S NORWALK BLVD	SANTA FE SPRINGS	22	LR	0
ACI GLASS PRODUCTS	9010 S NORWALK BLVD	SANTA FE SPRINGS	22	LT	0
TIDE WATER ASSOCIATED OIL CO.	9018 S NORWALK BLVD	WHITTIER		AS	NFA
TIDE WATER ASSOCIATED OIL CO.	9018 S NORWALK BLVD	WHITTIER		AS	NFA
ARMCO NATIONAL PRODUCTION SYST	9100 S NORWALK BLVD	SANTA FE SPRINGS		AS	NFA
CROCKETT CONTAINER CORPORATION	9211 S NORWALK BLVD	SANTA FE SPRINGS		AS	NFA
MCKESSON CHEM CO	11600 E PIKE ST	SANTA FE SPRINGS	23	CC	
MCKESSON CHEMICAL COMPANY	11600 E PIKE ST	SANTA FE SPRINGS		AS	NFA
CALUSA CHEMICAL COMPANY	11641 E PIKE ST	SANTA FE SPRINGS		AS	NFA
WHITTIER PLATING CO INC	11642 E PIKE ST	SANTA FE SPRINGS	24	CC	
WHITTIER PLATING COMPANY, INC	11642 E PIKE ST	SANTA FE SPRINGS		AS	NFA
BETTIS RUBBER CO	12463 E PUTNAM ST	WHITTIER		AS	NFA
GUNLOCKE CORPORATION	12466 E PUTNAM ST	WHITTIER	25	LR	5C
GUNLOCKE CORPORATION	12466 E PUTNAM ST	WHITTIER	25	LT	5C
DETAILERS INC	12468 E PUTNAM ST	WHITTIER		AS	NFA
U S DETAILERS INC	12468 E PUTNAM ST	WHITTIER		AS	NFA
GUNLOCKE CORPORATION	12468 E PUTNAM ST	WHITTIER	25	Cs	WCRBT
CHEVRON CHEMICAL CO-ORTHO DIV	638 W PUTNAM ST	WHITTIER		AS	NFA
CAL-TRON PLATING, INC	11919 E RIVERA RD	SANTA FE SPRINGS		AS	NFA
EASTMAN KODAK COMPANY	12100 E RIVERA RD	WHITTIER		AS	NFA
TRANSDUCERS INC	12140 E RIVERA RD	WHITTIER		AS	NFA
LARWIL CONSULTANTS/PLATING OPE	SANTA FE SPRINGS RD	SANTA FE SPRINGS		CC	
PLATING OPERATIONS	SANTA FE SPRINGS RD	SANTA FE SPRINGS		CC	
OIL LINES, INC	SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
BISHOP OIL COMPANY	SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
BARNHART-MORROW CONSTRUCTION	SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
PFI, INC.	9215 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	26	LR	9
PFI, INC.	9215 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	26	LT	9
ALCAN ALUMINUM CORPORATION	9315 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
MATT ENTERPRISES	9441 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
PEOPLES DISPOSAL CO	9525 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	27	SR	12
PEOPLES DISPOSAL CO	9525 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	27	ST	12
PEOPLES DISPOSAL COMPANY	9525 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
PEOPLES DISPOSAL COMPANY	9525 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
SANTA FE CASTING COMPANY	9531 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
UNION OIL OF CALIFORNIA	9645 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	28	LT	0
UNION OIL OF CALIFORNIA	9645 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	28	LR	0
UNION OIL COMPANY OF CALIFORNI	9645 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
UNION OIL OF CALIFORNIA	9645 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	28	Cs	WCRBT
WESTERN GALVANIZING CORP.	9719 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	29	LR	0
WESTERN GALVANIZING CORP.	9719 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	29	LT	0
WESTERN GALVANIZING COMPANY	9719 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
MORTON & DOLLEY	9726 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
DIA-LOG CO.	9756 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	30	LR	9

**ENVIRONMENTAL RECORDS SEARCH FOR**  
**PROJ 569**  
**8932 SECURA WAY, SANTA FE SPRINGS**

Page: 4  
 Job : PHAS5019  
 Date: 11-20-1992

LOCATION	ADDRESS	CITY	MAP LOC	SOU- RCE	STATUS
DIA-LOG CO.	9758 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	30	LT	9
DIA-LOG COMPANY	9758 S SANTA FE SPRINGS RD	SANTA FE SPRINGS		AS	NFA
SOUTH PACIFIC STEEL	9835 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	31	LR	1
SOUTH PACIFIC STEEL	9835 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	31	LR	7
SOUTH PACIFIC STEEL	9835 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	31	LT	1
SOUTH PACIFIC STEEL	9835 S SANTA FE SPRINGS RD	SANTA FE SPRINGS	31	LT	7
FOSS PLATING COMPANY	8140 S SECURA WAY	SANTA FE SPRINGS		AS	NFA
LUNA STAIRCASE COMPANY, INC	8208 S SECURA WAY	SANTA FE SPRINGS		AS	NFA
LIETZAU PATTERN COMPANY	8321 S SECURA WAY	SANTA FE SPRINGS		AS	NFA
SYSTEMS PRINTERS, INC	8332 S SECURA WAY	SANTA FE SPRINGS		AS	NFA
SANTA FE ENAMELING & METAL FIN	8427 S SECURA WAY	SANTA FE SPRINGS		AS	NFA
AGRICULTURAL PROPERTY	SLAUSON AVE	WHITTIER		LR	5C
AGRICULTURAL PROPERTY	SLAUSON AVE	WHITTIER		LT	5C
AGRICULTURAL PROPERTY	SLAUSON AVE	WHITTIER		Cs	WCRBT
CIRCLE K CORPORATION	11462 E SLAUSON AVE	SANTA FE SPRINGS	32	LR	0
CIRCLE K CORPORATION	11462 E SLAUSON AVE	SANTA FE SPRINGS	32	LT	0
CIRCLE K CORPORATION	11462 E SLAUSON AVE	SANTA FE SPRINGS	32	Cs	WCRBT
SHELL SERVICE STATION	11515 E SLAUSON AVE	WHITTIER	33	LR	1
SHELL SERVICE STATION	11515 E SLAUSON AVE	WHITTIER	33	LT	1
SHELL SERVICE STATION	11515 E SLAUSON AVE	WHITTIER	33	Cs	WCRBT
WHOLESALE COPY SERVICE SUPPLY	11520 E SLAUSON AVE	WHITTIER		AS	NFA
PINE MOUNTAIN	11700 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
MORTON CHEMICAL COMPANY	11733 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
CAL WESTERN PAINT CORP	11748 E SLAUSON AVE	SANTA FE SPRINGS	34	CC	
CAL WESTERN PAINTS	11748 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
WESTERN SCREW PRODUCTS	11770 E SLAUSON AVE	SANTA FE SPRINGS	35	CC	
WESTERN SCREW PRODUCTS #1	11770 E SLAUSON AVE	SANTA FE SPRINGS	35	AS	SSR
WESTERN SCREW PRODUCTS #1	11770 E SLAUSON AVE	SANTA FE SPRINGS	35	Cs	DHS1
STUDIO GRAPHICS	11823 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
TWIN COUNTIES ELECTROPLATING	11971 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
SAFE PLATING, INC	12015 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
SPRINT PRINT, INC	12015 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
CHRYSLER CORPORATION	12206 E SLAUSON AVE	SANTA FE SPRINGS		AS	NFA
PRYOR-GIGGEY COMPANY	12393 E SLAUSON AVE	WHITTIER	36	LR	1
PRYOR-GIGGEY COMPANY	12393 E SLAUSON AVE	WHITTIER	36	LT	1
LINCOLN INDUSTRIAL CENTER	12500 E SLAUSON AVE	SANTA FE SPRINGS	37	LR	7
LINCOLN INDUSTRIAL CENTER	12500 E SLAUSON AVE	SANTA FE SPRINGS	37	LT	7
LINCOLN INDUSTRIAL CENTER	12500 E SLAUSON AVE	SANTA FE SPRINGS	37	Cs	WCRBT
TRI-WAL ENGINEERING	8200 S SORENSEN AVE	WHITTIER		AS	NFA
HOOD CONSTRUCTION COMPANY	8201 S SORENSEN AVE	SANTA FE SPRINGS	38	LR	0
HOOD CONSTRUCTION COMPANY	8201 S SORENSEN AVE	SANTA FE SPRINGS	38	LT	0
SAME DAY PLATING	8520 S SORENSEN AVE	SANTA FE SPRINGS		AS	NFA
ANGELES CHEMICAL COMPANY, INC.	8915 S SORENSEN AVE	SANTA FE SPRINGS	39	BP	AWP
ANGELES CHEMICAL CO.	8915 S SORENSEN AVE	SANTA FE SPRINGS	39	LR	3B
ANGELES CHEMICAL CO.	8915 S SORENSEN AVE	SANTA FE SPRINGS	39	LT	3B

**ENVIRONMENTAL RECORDS SEARCH FOR**  
**PROJ 569**  
**8932 SECURA WAY, SANTA FE SPRINGS**

Page: 5  
 Job : PHAS5019  
 Date: 11-20-1992

LOCATION	ADDRESS	CITY	MAP LOC	SOU- RCE	STATUS
ANGELES CHEMICAL COMPANY, INC	8915 S SORENSEN AVE	SANTA FE SPRINGS		AS	NFA
MCKESSON CHEMICAL COMPANY	9005 S SORENSEN AVE	SANTA FE SPRINGS	40	BP	AWP
FOREMOST MCKESSON INC	9005 S SORENSEN AVE	SANTA FE SPRINGS	40	CC	
MCKESSON CHEMICAL COMPANY	9005 S SORENSEN AVE	SANTA FE SPRINGS	40	Ca	DHS5
MCKESSON CHEMICAL COMPANY	9005 S SORENSEN AVE	SANTA FE SPRINGS	40	Ca	DHS1
PETERSON/PURITAN INC	9101 S SORENSEN AVE	SANTA FE SPRINGS	41	LR	9
PETERSON/PURITAN INC	9101 S SORENSEN AVE	SANTA FE SPRINGS	41	LT	9
E G M CORPORATION	9211 S SORENSEN AVE	SANTA FE SPRINGS		AS	NFA
US GYPSUM CO.	9308 S SORENSEN AVE	SANTA FE SPRINGS	42	LR	9
US GYPSUM CO.	9308 S SORENSEN AVE	SANTA FE SPRINGS	42	LT	9
U.S. GYPSUM COMPANY	9308 S SORENSEN AVE	SANTA FE SPRINGS		AS	NFA
DAYTON SUPERIOR	9415 S SORENSEN AVE	SANTA FE SPRINGS	43	LR	5C
DAYTON SUPERIOR	9415 S SORENSEN AVE	SANTA FE SPRINGS	43	LT	5C
DAYTON SUPERIOR	9415 S SORENSEN AVE	SANTA FE SPRINGS	43	Ca	WCRBT
ARNOLD PRODUCTS INC	3220 S SORENSEN AVE	SANTA FE SPRINGS		AS	NFA
AMERICAN POTASH & CHEMICAL COR	201 WASHINGTON BLVD	WHITTIER		AS	NFA
SHELL STATION	11347 E WASHINGTON BLVD	WHITTIER	44	LR	1
SHELL STATION	11347 E WASHINGTON BLVD	WHITTIER	44	LT	1
SHELL STATION	11347 E WASHINGTON BLVD	WHITTIER	44	Ca	WCRBT
R.B. PAINT & BODY CENTER	11508 E WASHINGTON BLVD	SANTA FE SPRINGS	45	LR	0
R.B. PAINT & BODY CENTER	11508 E WASHINGTON BLVD	SANTA FE SPRINGS	45	LT	0
APEX BULK COMMODITIES	11655 E WASHINGTON BLVD	WHITTIER	46	LR	0
APEX BULK COMMODITIES	11655 E WASHINGTON BLVD	WHITTIER	46	LT	0
WHEELER A F CO	11712 E WASHINGTON BLVD	WHITTIER		AS	NFA
EARL SCHEIB OF CALIFORNIA	11764 E WASHINGTON BLVD	SANTA FE SPRINGS		AS	NFA
CALIF TARGET ENTERPRISES	11770 E WASHINGTON BLVD	SANTA FE SPRINGS	47	LR	3B
CALIF TARGET ENTERPRISES	11770 E WASHINGTON BLVD	SANTA FE SPRINGS	47	LT	3B
UNOCAL 78 STATION #5091	11808 E WASHINGTON BLVD	WHITTIER	48	LR	9
UNOCAL 78 STATION #5091	11808 E WASHINGTON BLVD	WHITTIER	48	LT	9
RHODRA INC.	11826 E WASHINGTON BLVD	WHITTIER		AS	NFA
WHITTIER PLATING	11938 E WASHINGTON BLVD	WHITTIER		AS	NFA
SOUTHERN CALIF. EDISON	11954 E WASHINGTON BLVD	SANTA FE SPRINGS	49	LR	0
SOUTHERN CALIF. EDISON	11954 E WASHINGTON BLVD	SANTA FE SPRINGS	49	LT	0
C P G INDUSTRIES INC	12200 E WASHINGTON BLVD	WHITTIER		AS	NFA
TAD REPROGRAPHICS	12300 E WASHINGTON BLVD	WHITTIER		AS	NFA
CHEVRON S.S.	12378 E WASHINGTON BLVD	WHITTIER	50	LT	3B
PRESBYTERIAN INTERCOMMNTY HSP	12401 E WASHINGTON BLVD	WHITTIER		AS	NFA
RIPPY FRED R INC	12471 E WASHINGTON BLVD	WHITTIER	51	CC	
FRED RIPPY INC	12471 E WASHINGTON BLVD	WHITTIER		AS	NFA
PATHOLOGY LAB OF WHITTIER	12518 E WASHINGTON BLVD	WHITTIER		AS	NFA
VACANT LOT, WHITTIER	WASHINGTON BLVD - PUTNAM ST.	WHITTIER	52	CC	
WHITTIER CRUDE OIL COMPANY	WELL FIELD	SANTA FE SPRINGS		AS	NFA
A-R PRODUCTS INC	8024 S WESTMAN AVE	WHITTIER	53	AS	N NO
MACHINE & TOOLING COMPANY	8052 S WESTMAN AVE	WHITTIER		AS	NFA
MACHINE & TOOLING COMPANY	8052 S WESTMAN AVE	WHITTIER		AS	NFA

# REFERENCED SOURCES

## FEDERAL SOURCES

NL National Priority List (06/17/92)

CC Comprehensive Environmental Response, Compensation, and Liability System CERCLIS (06/17/92)

NFA No Further Action

FF Federal Facilities (06/17/92)

LI Superfund Liens - LIENS (03/13/92)

## CALIFORNIA STATE SOURCES

BP Annual Work Plan (formerly BEP) (06/29/92)

AWP Active Annual Work Plan site  
BKLG Backlog, potential AWP site  
COM Certified, but in Operation & Maintenance mode  
CERT Certified, site has been remediated  
DLIST Delisted  
REFRC Former AWP site, referred to RCRA  
REFRW Former AWP site, referred to RWQCB

AS CALSITES (formerly ASPIS) (06/29/92)

PEAR Preliminary Endangerment Assessment  
SSR Site Screening Required  
HRR Hazard Ranking Required  
PRPR Potential Responsible Party search Required  
NFA No Further Action  
EPA Federal EPA lead  
RCRA RECRA permitting program lead  
RWQC Regional Water Quality Board lead  
CNTY County lead  
OAL Other Agency lead

(Suffixes L,M or H indicates Low, Medium or High Priority)

CS Office of Planning and Research, State of California - CORTESE

WCRBT Tank leaks.  
DHS1 Abandoned hazardous waste site.  
DHS2 Contaminated public drinking wells serving less than 200 connections.  
DHS3 Contaminated public drinking wells serving more than 200 connections.  
DHS5 Sites pursuant to section 25356 of the Health and Safety Code (see BEP)  
WMB Solid waste disposal sites with known migration of hazardous waste.

ST Solid Waste Assessment Test, California State - SWAT(S) (11/6/91)

Facilities or sites are ranked within each region on a scale 1-15 according to priority.

SS Solid Waste Information System - SWIS (1/92)

LT Leaking Underground Storage Tanks, California State - LUST(S) (May 92)

0 No action  
1 Leak being confirmed  
3A Prel site assessment workplan submitted  
3B Prel site assessment underway  
5C Pollution characterization  
5R Remediation plan  
7 Remedial action underway  
8 Post remedial action monitoring  
9 Case closed

## REGIONAL SOURCES (updated quarterly)

LR Leaking Underground Storage Tanks, Regional - LUST(R)

0 No action  
1 Leak being confirmed  
3A Prel site assessment workplan submitted  
3B Prel site assessment underway  
5C Pollution characterization  
5R Remediation plan  
7 Remedial action underway  
8 Post remedial action monitoring  
9 Case closed

NT Non-Tank or Unauthorized Releases

1 Leak being confirmed  
2 Spill Response  
3 Preliminary Assessment  
3A Prel Site Assessment plan submitted  
3B Prel Site Assessment underway  
5 Remedial Investigation  
6A Remediation Plan Submitted  
6B Remediation Underway  
7 Post Remedial Monitoring  
9 Case Closed

TP Toxic Pits, Regional

SR Solid Waste Assessment Test, Regional - SWAT(R)

Priority Ranking 1-15

WP Well Investigation Program

1A Organics exceeding action levels  
1B Organics with set action levels  
2 Inorganics exceeding action level

## OPERATING PERMITS

HW Hazardous Waste Information System - HWIS (11/1990)

EPA Permit number

UT Underground Storage Tank Permits (1987)

Reference to tank permit

SA SARA Title III

ENVIRONMENTAL RECORDS SEARCH

LISTED BY SOURCE



## INTRODUCTION

The following government sources have been searched for sites within one mile radius, unless otherwise stated, of the subject location.

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there was any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources.

## FEDERAL SOURCES

NPL            National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

*No listings within the specified range.*

CERCLIS      Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a data base used by the EPA to track activities conducted under the Comprehensive Environmental Response, and Liability Act CERCLA (1980) and the amendment the Superfund A and Reauthorization Act, SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and Hazardous Substance Pollution Contingency Plan (National Contingency Plan) EPA set priorities for cleanup.

EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more potential pathways; ground-water, surface water, air, direct contact, and fire /explosion.

EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 2  
Job : PHAS5019  
Date: 11-20-1992

Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

*Status Codes: NFA - No Further Action*

Site: PILOT CHEM CO  
Address: 11756 E BURKE ST  
City: SANTA FE SPRINGS  
Map Loc: 3  
Status: *EPA ID#: CAD008287823*

Site: WEST BENT BOLT  
Address: 8623 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 6  
Status: *EPA ID#: CAD004295572*

Site: LIQUID AIR CORP  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: *EPA ID#: CAD003312600*

Site: BURDETT OXYGEN CO OF CA '1  
Address: 8838 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 8  
Status: *EPA ID#: CAD982359747*

Site: SO CA CHEM CO INC  
Address: 8851 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 9  
Status: *EPA ID#: CAD008488025*

Site: DIVERSEY WYANDOTTE CORP  
Address: 8921 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 10  
Status: *EPA ID#: CAD046455747*

Site: DICE RD - LOS NIETOS RD DUMP  
Address: 9165 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 11  
Status: *EPA ID#: CAD980884860*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 3  
Job: PHAS5019  
Date: 11-20-1992

---

Site:	LOS NIETOS DUMP
Address:	LOS NIETOS - NORWALK S OF SFRR
City:	SANTA FE SPRINGS
Map Loc:	15
Status:	<i>EPA ID #: CAD980636385</i>
Site:	LOS NIETOS DUMP
Address:	LOS NIETOS BET PAINTER/GREENL
City:	SANTA FE SPRINGS
Map Loc:	15
Status:	<i>EPA ID #: CAD980636385</i>
Site:	FINE LINE PAINT CORP
Address:	12200 E LOS NIETOS RD
City:	SANTA FE SPRINGS
Map Loc:	16
Status:	<i>EPA ID #: CAD008263048</i>
Site:	FINE LINE PAINT CORP
Address:	12334 E LOS NIETOS RD
City:	SANTA FE SPRINGS
Map Loc:	17
Status:	<i>EPA ID #: CAD008263048</i>
Site:	MCKESSON CHEM CO
Address:	11600 E PIKE ST
City:	SANTA FE SPRINGS
Map Loc:	23
Status:	<i>EPA ID #: CAD000633313</i>
Site:	WHITTIER PLATTING CO INC
Address:	11642 E PIKE ST
City:	SANTA FE SPRINGS
Map Loc:	24
Status:	<i>EPA ID #: CAD008495129</i>
Site:	LARWIL CONSULTANTS/PLATING OPE
Address:	SANTA FE SPRINGS RD
City:	SANTA FE SPRINGS
Status:	<i>EPA ID #: CAD982400459</i>
Site:	PLATING OPERATIONS
Address:	SANTA FE SPRINGS RD
City:	SANTA FE SPRINGS
Status:	<i>EPA ID #: CAD982400459</i>

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 4  
Job: PHAS5019  
Date: 11-20-1992

Site: CAL WESTERN PAINT CORP  
Address: 11748 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 34  
Status: EPA ID#: CAD008300717

Site: WESTERN SCREW PRODUCTS  
Address: 11770 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 35  
Status: EPA ID#: CAD981401706

Site: FOREMOST MCKESSON INC  
Address: 9005 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 40  
Status: EPA ID#: CAD060395753

Site: RIPPY FRED R INC  
Address: 12471 E WASHINGTON BLVD  
City: WHITTIER  
Map Loc: 51  
Status: EPA ID#: CAD008277394

Site: VACANT LOT, WHITTIER  
Address: WASHINGTON BLVD - PUTNAM ST.  
City: WHITTIER  
Map Loc: 52  
Status: EPA ID#: CAD983608548

FEDFAC Federal Facilities

As part of the CERCLIS program, federal facilities with known or suspected environmental problems, Federal Facilities Hazardous Waste Compliance Docket, are tracked separately to comply with a Federal Court order.

*No listings within the specified range.*

LIENS Superfund Liens

A current list of Federal Superfund Liens as compiled by the Office of Enforcement and Compliance Monitoring (OECM), EPA, Washington, D.C. based upon information submitted by EPA's ten Regional Offices. The EPA and the OECM make no representations regarding the accuracy or completeness of the list.

*No listings within the specified range.*

## CALIFORNIA STATE SOURCES

AW Annual Work Plan (previously known as Bond Expenditure Plan)

The California Health and Safety code, as amended by AB 129, requires the California Environmental Protection Agency to develop a site-specific expenditure plan as the basis for an appropriation of California Hazardous Substance Cleanup Bond Act of 1984 funds.

The Agency is also required to update the report annually and report any significant adjustments to the Legislature on an ongoing basis. The plan identifies California hazardous waste sites targeted for cleanup by responsible parties, the California and the Federal Environmental Protection Agencies over the next five years.

*Status Codes:*

<i>BKLG</i>	<i>Backlog, Potential Annual Work Plan Site</i>
<i>AWP</i>	<i>Active Annual Work Plan site</i>
<i>COM</i>	<i>Certified, but still in Operation &amp; Maintenance mode</i>
<i>CERT</i>	<i>Certified after remediation</i>
<i>DLIST</i>	<i>Delisted from the AWP</i>
<i>REFRC</i>	<i>Former AWP site referred to RCRA</i>
<i>REFRW</i>	<i>Former AWP site referred to the Regional Water Quality Board</i>

Site: ANGELES CHEMICAL COMPANY, INC.  
Address: 8915 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 39  
Status: *AWP - Active Annual Work Plan Site*

Site: MCKESSON CHEMICAL COMPANY  
Address: 9005 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 40  
Status: *AWP - Active Annual Work Plan Site*

CALS CALSITES (previously known as The Abandoned Sites Program Information System ASPIS)

The Historical Abandoned Site Survey Program identified certain potential hazardous waste sites. These sites determinations were generally not made via sampling and site characterization. They were made as a result of file searches and windshield surveys. Some of the sites may have had a site inspection with sampling.

The information has been compiled into this database by California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 253596 of the California Health and Safety Code.

*Status Codes:*

PEARL	<i>Preliminary Endangerment Assessment Required, Low Priority</i>
PEARM	<i>Preliminary Endangerment Assessment Required, Medium Priority</i>
PEARH	<i>Preliminary Endangerment Assessment Required, High Priority</i>
SSR	<i>Site Screening Required</i>
HRR	<i>Hazard Ranking Required</i>
PRPR	<i>Potential Responsible Party Search Required</i>
NFA	<i>No Further Action for DTSC</i>
EPA	<i>EPA is the lead agency</i>
RCRA	<i>Mitigated under the RCRA permitting program</i>
RWQCB	<i>Mitigated under the lead of the Regional Water Quality Board.</i>
CNTY	<i>County Lead</i>
OAL	<i>Other Agency Lead</i>

Site: ELECTRONIC CHROME COMPANY  
Address: 8101 S ALLPORT AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: WELBOURNE ENGINEERING  
Address: 8237 S ALLPORT AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: INDUSTRIAL PLATERS  
Address: 8239 S ALLPORT AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: INDUSTRIAL PLATERS  
Address: 8239 S ALLPORT AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 7  
Job: PHAS5019  
Date: 11-20-1992

Site: K & W PRODUCTS  
Address: 8319 S ALLPORT AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: APOLLO ABRASIVES COMPANY  
Address: 8324 S ALLPORT AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: APOLLO ABRASIVES COMPANY  
Address: 8324 S ALLPORT AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: SANTA FE FIBERGLASS OF CALIFOR  
Address: 8330 S ALLPORT AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: DETERGENTS, INC  
Address: 12143 ALTAMAR PL  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: ARMOUR WORLD WIDE GLASS COMPAN  
Address: 9401 S ANN ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: TROJAN BATTERY COMPANY #2  
Address: 9440 S ANN ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: EXIDE BATTERY  
Address: 9536 S ANN ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: ASSOCIATED PLATING COMPANY  
Address: 9636 S ANN ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: AMERICAN ABRASIVE METALS  
Address: 123 S BALDWIN PL  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 8  
Job : PHAS5019  
Date: 11-20-1992

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Site:	TOOL & JIG PLATING COMPANY INC
Address:	137 S BALDWIN PL
City:	WHITTIER
Status:	<i>NFA - No Further Action for DTSC</i>
Site:	INTER COMMUNITY CHLD GUDN CTR
Address:	8106 S BROADWAY AVE
City:	WHITTIER
Status:	<i>NFA - No Further Action for DTSC</i>
Site:	PILOT CHEMICAL COMPANY
Address:	11756 E BURKE ST
City:	SANTA FE SPRINGS
Map Loc:	3
Status:	<i>PEARH - Preliminary Endangerment Assessment Required, High Priority</i>
Site:	PARKER HANNIFIN
Address:	11808 E BURKE ST
City:	SANTA FE SPRINGS
Status:	<i>NFA - No Further Action for DTSC</i>
Site:	TECHNI-BRAZE INC
Address:	11845 E BURKE ST
City:	SANTA FE SPRINGS
Map Loc:	5
Status:	<i>PEARH - Preliminary Endangerment Assessment Required, High Priority</i>
Site:	AERO WHEEL & BRAKE SERVICE
Address:	11927 E BURKE ST
City:	SANTA FE SPRINGS
Status:	<i>NFA - No Further Action for DTSC</i>
Site:	CARBONIC PRODUCTS, INC
Address:	11950 E BURKE ST
City:	SANTA FE SPRINGS
Status:	<i>NFA - No Further Action for DTSC</i>
Site:	WILSON AND GEO MEYER COMPANY
Address:	12805 E BUSCH PL
City:	SANTA FE SPRINGS
Status:	<i>NFA - No Further Action for DTSC</i>
Site:	PACIFIC ASPHALT PRODUCTS
Address:	7829 CHATFIELD AVE
City:	WHITTIER
Status:	<i>NFA - No Further Action for DTSC</i>



PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 9  
Job: PHAS5019  
Date: 11-20-1992

Site: SPORTFILM PROC SPECIALIST  
Address: 7906 CHATFIELD AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: HI-LITE MFG COMPANY  
Address: 8515 CHETLE AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: EMERY INDUSTRIES, INC  
Address: 8733 DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: EMERY INDUSTRIES, INC  
Address: 8733 DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: PACIFIC LOG EXCHANGE, INC  
Address: 8544 S DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: WEST BENT BOLT  
Address: 8623 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 6  
Status: *PEARL - Preliminary Endangerment Assessment Required, Low Priority*

Site: BURDETT OXYGEN COMPANY OF CALI  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: *HRR - Hazard Ranking Required*

Site: LIQUID AIR  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: *PEARM - Preliminary Endangerment Assessment Required, Medium Priority*

Site: LIQUID AIR  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: *PEARM - Preliminary Endangerment Assessment Required, Medium Priority*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 10  
Job: PHAS5019  
Date: 11-20-1992

Site: SCHNER MOREHEAD CHEMICAL  
Address: 8835 S DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: SOUTHERN CALIFORNIA CHEMICAL C  
Address: 8851 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 9  
Status: *RCRA - RCRA Lead*

Site: DIVERSEY WYANDOTTE CORPORATION  
Address: 8921 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 10  
Status: *PEARH - Preliminary Endangerment Assessment Required, High Priority*

Site: T-CHEM PRODUCTS  
Address: 9028 S DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: MOBILE INSPECTION SERVICE, INC  
Address: 9110 S DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: ELECTRO CHROME COMPANY, INC  
Address: 9132 S DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: DICE ROAD AND LOS NIETOS ROAD  
Address: 9165 S DICE RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: APRODACA & SON PLATING  
Address: 8018 S FREESTONE AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: SANTA FE STEEL TREATING CORPOR  
Address: 9843 S GREENLEAF AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 11  
Job : PHAS5019  
Date: 11-20-1992

Site: 1949 OIL SUMP  
Address: LOS NIETOS BTW GREENLEAF - PAINTER/SE OF  
City: SANTA FE SPRINGS  
Map Loc: 15  
Status: *SSR - Site Screening Required*

Site: BUTLER CHEMICAL, INC  
Address: 12132 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: FINE LINE PAINT CORPORATION  
Address: 12200 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: CHEMACON, INC  
Address: 12405 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: KEENE CORPORATION  
Address: 12521 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: YORK OIL CO (3)  
Address: 12830 E MULBERRY DR  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: ATLANTIC RICHFIELD (2)  
Address: 8118 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: H&H MACHINE CO  
Address: 8610 S NORWALK BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: RENOX, INC  
Address: 8639 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 12  
Job : PHAS5019  
Date: 11-20-1992

Site: TIDE WATER ASSOCIATED OIL CO.  
Address: 9018 S NORWALK BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: TIDE WATER ASSOCIATED OIL CO.  
Address: 9018 S NORWALK BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: ARMCO NATIONAL PRODUCTION SYST  
Address: 9100 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: CROCKETT CONTAINER CORPORATION  
Address: 9211 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: MCKESSON CHEMICAL COMPANY  
Address: 11600 E PIKE ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: CALUSA CHEMICAL COMPANY  
Address: 11641 E PIKE ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: WHITTIER PLATING COMPANY, INC  
Address: 11642 E PIKE ST  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: BETTIS RUBBER CO  
Address: 12463 E PUTNAM ST  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: DETAILERS INC  
Address: 12468 E PUTNAM ST  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: U S DETAILERS INC  
Address: 12468 E PUTNAM ST  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 13  
Job : PHAS5019  
Date: 11-20-1992

Site: CHEVRON CHEMICAL CO-ORTHO DIV  
Address: 638 W PUTNAM ST  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: CAL-TRON PLATING, INC  
Address: 11919 E RIVERA RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: EASTMAN KODAK COMPANY  
Address: 12100 E RIVERA RD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: TRANSDUCERS INC  
Address: 12140 E RIVERA RD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: OIL LINES, INC  
Address: SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: BISHOP OIL COMPANY  
Address: SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: BARNHART-MORROW CONSTRUCTION  
Address: SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: ALCAN ALUMINUM CORPORATION  
Address: 9315 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: MATT ENTERPRISES  
Address: 9441 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: PEOPLES DISPOSAL COMPANY  
Address: 9525 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 14  
Job : PHAS5019  
Date: 11-20-1992

Site: PEOPLES DISPOSAL COMPANY  
Address: 9525 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: SANTA FE CASTING COMPANY  
Address: 9531 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: UNION OIL COMPANY OF CALIFORNI  
Address: 9645 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: WESTERN GALVANIZING COMPANY  
Address: 9719 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: MORTON & DOLLEY  
Address: 9726 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: DIA-LOG COMPANY  
Address: 9756 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: FOSS PLATING COMPANY  
Address: 8140 S SECURA WAY  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: LUNA STAIRCASE COMPANY, INC  
Address: 8206 S SECURA WAY  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: LIETZAU PATTERN COMPANY  
Address: 8321 S SECURA WAY  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: SYSTEMS PRINTERS, INC  
Address: 8332 S SECURA WAY  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 15  
Job : PHAS5019  
Date: 11-20-1992

Site: SANTA FE ENAMELING & METAL FIN  
Address: 8427 S SECURA WAY  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: WHOLESALE COPY SERVICE SUPPLY  
Address: 11520 E SLAUSON AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: PINE MOUNTAIN  
Address: 11700 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: MORTON CHEMICAL COMPANY  
Address: 11733 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: CAL WESTERN PAINTS  
Address: 11748 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: WESTERN SCREW PRODUCTS #1  
Address: 11770 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 35  
Status: *SSR - Site Screening Required*

Site: STUDIO GRAPHICS  
Address: 11823 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: TWIN COUNTIES ELECTROPLATING  
Address: 11971 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: SAFE PLATING, INC  
Address: 12015 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 16  
Job : PHAS5019  
Date: 11-20-1992

Site: SPRINT PRINT, INC  
Address: 12015 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: CHRYSLER CORPORATION  
Address: 12206 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: TRI-WAL ENGINEERING  
Address: 8200 S SORENSEN AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: SAME DAY PLATING  
Address: 8520 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: ANGELES CHEMICAL COMPANY, INC  
Address: 8915 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: E G M CORPORATION  
Address: 9211 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: U.S. GYPSUM COMPANY  
Address: 9306 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: ARNOLD PRODUCTS INC  
Address: 8220 S SORENSON AVE  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: AMERICAN POTASH & CHEMICAL COR  
Address: 201 WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: WHEELER A F CO  
Address: 11712 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*



PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 17  
Job: PHAS5019  
Date: 11-20-1992

Site: EARL SCHEIB OF CALIFORNIA  
Address: 11764 E WASHINGTON BLVD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: RHODRA INC.  
Address: 11826 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: WHITTIER PLATING  
Address: 11938 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: C P G INDUSTRIES INC  
Address: 12200 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: TAD REPROGRAPHICS  
Address: 12300 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: PRESBYTERIAN INTERCOMMNTY HSP  
Address: 12401 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: FRED RIPPY INC  
Address: 12471 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: PATHOLOGY LAB OF WHITTIER  
Address: 12516 E WASHINGTON BLVD  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: WHITTIER CRUDE OIL COMPANY  
Address: WELL FIELD  
City: SANTA FE SPRINGS  
Status: *NFA - No Further Action for DTSC*

Site: A-R PRODUCTS INC  
Address: 8024 S WESTMAN AVE  
City: WHITTIER  
Map Loc: 53  
Status: *N NO -*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 18  
Job: PHAS5019  
Date: 11-20-1992

Site: MACHINE & TOOLING COMPANY  
Address: 8052 S WESTMAN AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

Site: MACHINE & TOOLING COMPANY  
Address: 8052 S WESTMAN AVE  
City: WHITTIER  
Status: *NFA - No Further Action for DTSC*

CORTESE State of California Office of Planning and Research

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites. This source was last updated by the government in November 1990.

*Status Codes:*

<i>WRCBT</i>	<i>Tank leaks. Compiled by Water Resource Control Board.</i>
<i>DHS1</i>	<i>Abandoned hazardous waste site. Compiled by Toxic Substance Control Div. of DHS.</i>
<i>DHS2</i>	<i>Contaminated public water drinking wells serving less than 200 connections. Compiled by Env. Health Div. of DHS.</i>
<i>DHS3</i>	<i>Contaminated public water drinking wells serving more than 200 connections.</i>
<i>DHS5</i>	<i>Sites pursuant to section 25356 of the Health and Safety Code (see BEP)</i>
<i>CWMB</i>	<i>Solid waste disposal sites with known migration of hazardous waste.</i>

Site: WELL 01  
Address: MUTUAL WATER OWNERS ASSOCN OF LOS NIETO  
City: 02S/11W-30Q01 S  
Map Loc: 1  
Status: *DHS2 - Contaminated Small Public Water Well*

Site: WELL 01  
Address: CITY OF SANTA FE SPRINGS  
City: 02S/11W-30R03 S  
Map Loc: 2  
Status: *DHS3 - Contaminated Large Public Water Well*

Site: PILOT CHEMICAL COMPANY  
Address: 11756 E BURKE ST  
City: SANTA FE SPRINGS  
Map Loc: 3  
Status: *WCRBT - Leaking Tank*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 19  
Job: PHAS5019  
Date: 11-20-1992

Site: WEST BENT BOLT  
Address: 8623 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 6  
Status: *DHS1 - Abandoned Hazardous Waste Site*

Site: LIQUID AIR  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: *DHS1 - Abandoned Hazardous Waste Site*

Site: DIVERSEY WYANDOTTE CORPORATION  
Address: 8921 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 10  
Status: *DHS1 - Abandoned Hazardous Waste Site*

Site: VALVOLINE OIL COMPANY  
Address: 9520 JOHN ST  
City: SANTA FE SPRINGS  
Map Loc: 12  
Status: *WCRBT - Leaking Tank*

Site: ARCO STATION #0211  
Address: 13010 E LAMBERT RD  
City: WHITTIER  
Map Loc: 14  
Status: *WCRBT - Leaking Tank*

Site: SOUTHERN STEEL & SUPPLY CO, INC  
Address: 12350 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Map Loc: 18  
Status: *WCRBT - Leaking Tank*

Site: GUNLOCKE CORPORATION  
Address: 12468 E PUTNAM ST  
City: WHITTIER  
Map Loc: 25  
Status: *WCRBT - Leaking Tank*

Site: UNION OIL OF CALIFORNIA  
Address: 9645 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 28  
Status: *WCRBT - Leaking Tank*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 20  
Job : PHAS5019  
Date: 11-20-1992

Site: AGRICULTURAL PROPERTY  
Address: SLAUSON AVE  
City: WHITTIER  
Status: *WCRBT - Leaking Tank*

Site: CIRCLE K CORPORATION  
Address: 11462 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 32  
Status: *WCRBT - Leaking Tank*

Site: SHELL SERVICE STATION  
Address: 11515 E SLAUSON AVE  
City: WHITTIER  
Map Loc: 33  
Status: *WCRBT - Leaking Tank*

Site: WESTERN SCREW PRODUCTS #1  
Address: 11770 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 35  
Status: *DHS1 - Abandoned Hazardous Waste Site*

Site: LINCOLN INDUSTRIAL CENTER  
Address: 12500 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 37  
Status: *WCRBT - Leaking Tank*

Site: MCKESSON CHEMICAL COMPANY  
Address: 9005 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 40  
Status: *DHS5 -*

Site: MCKESSON CHEMICAL COMPANY  
Address: 9005 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 40  
Status: *DHS1 - Abandoned Hazardous Waste Site*

Site: DAYTON SUPERIOR  
Address: 9415 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 43  
Status: *WCRBT - Leaking Tank*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 21  
Job : PHAS5019  
Date: 11-20-1992

Site: SHELL STATION  
Address: 11347 E WASHINGTON BLVD  
City: WHITTIER  
Map Loc: 44  
Status: WCRBT - Leaking Tank

LUST(S) Leaking Underground Storage Tanks - California State

The Leaking Underground Storage Tanks Information System is maintained by the State Water Resource Board pursuant to Section 25295 of the Health and Safety Code.

Status Codes: 0 No action  
1 Leak being confirmed  
3A Prel site assessment workplan submitted  
3B Prel site assessment underway  
5C Pollution characterization  
5R Remediation plan  
7 Remedial action underway  
8 Post remedial action monitoring  
9 Case closed

Site: PILOT CHEMICAL COMPANY  
Address: 11756 E BURKE ST  
City: SANTA FE SPRINGS  
Map Loc: 3  
Status: 5C - Pollution characterization.

Site: FLIGHT TRUCKING  
Address: 11770 E BURKE ST  
City: SANTA FE SPRINGS  
Map Loc: 4  
Status: 9 - Case Closed.

Site: LIQUID AIR CORP.  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: 3B - Prelim Site Assessment underway.

Site: VALVOLINE OIL COMPANY  
Address: 9520 JOHN ST  
City: SANTA FE SPRINGS  
Map Loc: 12  
Status: 7 - Remedial Action underway.

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 22  
Job : PHAS5019  
Date: 11-20-1992

Site: AMERICAN MEDICAL ENTERPRISES  
Address: 12508 E LAMBERT RD  
City: WHITTIER  
Map Loc: 13  
Status: 3B - Prelim Site Assessment underway.

Site: ARCO STATION #0211  
Address: 13010 E LAMBERT RD  
City: WHITTIER  
Map Loc: 14  
Status: 5C - Pollution characterization.

Site: SOUTHERN STEEL & SUPPLY CO,INC  
Address: 12350 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Map Loc: 18  
Status: 8 - Post Remedial Action monitoring.

Site: BARRET STATION  
Address: 8728 S NORWALK BLVD  
City: WHITTIER  
Map Loc: 20  
Status: 0 - No Action Taken.

Site: C.F. PENG SERVICE STATION  
Address: 8905 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Map Loc: 21  
Status: 3B - Prelim Site Assessment underway.

Site: ACI GLASS PRODUCTS  
Address: 9010 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Map Loc: 22  
Status: 0 - No Action Taken.

Site: GUNLOCKE CORPORATION  
Address: 12468 E PUTNAM ST  
City: WHITTIER  
Map Loc: 25  
Status: 5C - Pollution characterization.

Site: PFI, INC.  
Address: 9215 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 26  
Status: 9 - Case Closed.

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 23  
Job : PHAS5019  
Date: 11-20-1992

Site: UNION OIL OF CALIFORNIA  
Address: 9645 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 28  
Status: 0 - No Action Taken.

Site: WESTERN GALVANIZING CORP.  
Address: 9719 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 29  
Status: 0 - No Action Taken.

Site: DIA-LOG CO.  
Address: 9756 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 30  
Status: 9 - Case Closed.

Site: SOUTH PACIFIC STEEL  
Address: 9835 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 31  
Status: 1 - Leak being confirmed.

Site: SOUTH PACIFIC STEEL  
Address: 9835 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 31  
Status: 7 - Remedial Action underway.

Site: AGRICULTURAL PROPERTY  
Address: SLAUSON AVE  
City: WHITTIER  
Status: 5C - Pollution characterization.

Site: CIRCLE K CORPORATION  
Address: 11462 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 32  
Status: 0 - No Action Taken.

Site: SHELL SERVICE STATION  
Address: 11515 E SLAUSON AVE  
City: WHITTIER  
Map Loc: 33  
Status: 1 - Leak being confirmed.

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 24  
Job : PHAS5019  
Date: 11-20-1992

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Site:	PRYOR-GIGGEY COMPANY
Address:	12393 E SLAUSON AVE
City:	WHITTIER
Map Loc:	36
Status:	<i>1 - Leak being confirmed.</i>
Site:	LINCOLN INDUSTRIAL CENTER
Address:	12500 E SLAUSON AVE
City:	SANTA FE SPRINGS
Map Loc:	37
Status:	<i>7 - Remedial Action underway.</i>
Site:	HOOD CONSTRUCTION COMPANY
Address:	8201 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	38
Status:	<i>0 - No Action Taken.</i>
Site:	ANGELES CHEMICAL CO.
Address:	8915 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	39
Status:	<i>3B - Prelim Site Assessment underway.</i>
Site:	PETERSON/PURITAN INC
Address:	9101 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	41
Status:	<i>9 - Case Closed.</i>
Site:	US GYPSUM CO.
Address:	9306 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	42
Status:	<i>9 - Case Closed.</i>
Site:	DAYTON SUPERIOR
Address:	9415 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	43
Status:	<i>5C - Pollution characterization.</i>
Site:	SHELL STATION
Address:	11347 E WASHINGTON BLVD
City:	WHITTIER
Map Loc:	44
Status:	<i>1 - Leak being confirmed.</i>



PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 25  
Job : PHAS5019  
Date: 11-20-1992

Site: R.B. PAINT & BODY CENTER  
Address: 11508 E WASHINGTON BLVD  
City: SANTA FE SPRINGS  
Map Loc: 45  
Status: 0 - No Action Taken.

Site: APEX BULK COMMODITIES  
Address: 11655 E WASHINGTON BLVD  
City: WHITTIER  
Map Loc: 46  
Status: 0 - No Action Taken.

Site: CALIF TARGET ENTERPRISES  
Address: 11770 E WASHINGTON BLVD  
City: SANTA FE SPRINGS  
Map Loc: 47  
Status: 3B - Prelim Site Assessment underway.

Site: UNOCAL 76 STATION #5091  
Address: 11808 E WASHINGTON BLVD  
City: WHITTIER  
Map Loc: 48  
Status: 9 - Case Closed.

Site: SOUTHERN CALIF. EDISON  
Address: 11954 E WASHINGTON BLVD  
City: SANTA FE SPRINGS  
Map Loc: 49  
Status: 0 - No Action Taken.

Site: CHEVRON S.S.  
Address: 12376 E WASHINGTON BLVD  
City: WHITTIER  
Map Loc: 50  
Status: 3B - Prelim Site Assessment underway.

SWAT(S) Solid Waste Assessment Test - California State

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

*Status Codes: Facilities or sites are ranked within each region on a scale 1-15 according to priority.*

Site: DICE ROAD  
Address: 9165 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 11  
Status: *Priority Rank 11*

Site: PEOPLES DISPOSAL CO  
Address: 9525 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 27  
Status: *Priority Rank 12*

SWIS Solid Waste Information System

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

*No listings within the specified range.*

REGIONAL SOURCES

LUST(R) Leaking Underground Storage Tanks - Regional

Each of the California Regional Water Quality Control Boards RWQCB maintains lists of leaking underground storage tanks.

*Status Codes: 0 No action  
1 Leak being confirmed  
3A Prel site assessment workplan submitted  
3B Prel site assessment underway  
5C Pollution characterization*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 27  
Job : PHAS5019  
Date: 11-20-1992

5R Remediation plan  
7 Remedial action underway  
8 Post remedial action monitoring  
9 Case closed

Site: PILOT CHEMICAL COMPANY  
Address: 11756 E BURKE ST  
City: SANTA FE SPRINGS  
Map Loc: 3  
Status: *1 - Leak being confirmed.*

Site: FLIGHT TRUCKING  
Address: 11770 E BURKE ST  
City: SANTA FE SPRINGS  
Map Loc: 4  
Status: *9 - Case Closed.*

Site: LIQUID AIR CORP.  
Address: 8832 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 7  
Status: *3B - Prelim Site Assessment underway.*

Site: VALVOLINE OIL COMPANY  
Address: 9520 JOHN ST  
City: SANTA FE SPRINGS  
Map Loc: 12  
Status: *7 - Remedial Action underway.*

Site: AMERICAN MEDICAL ENTERPRISES  
Address: 12508 E LAMBERT RD  
City: WHITTIER  
Map Loc: 13  
Status: *3B - Prelim Site Assessment underway.*

Site: ARCO STATION #0211  
Address: 13010 E LAMBERT RD  
City: WHITTIER  
Map Loc: 14  
Status: *5C - Pollution characterization.*

Site: SOUTHERN STEEL & SUPPLY CO,INC  
Address: 12350 E LOS NIETOS RD  
City: SANTA FE SPRINGS  
Map Loc: 18  
Status: *8 - Post Remedial Action monitoring.*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 28  
Job : PHAS5019  
Date: 11-20-1992

Site: BARRET STATION  
Address: 8728 S NORWALK BLVD  
City: WHITTIER  
Map Loc: 20  
Status: *0 - No Action Taken.*

Site: ACI GLASS PRODUCTS  
Address: 9010 S NORWALK BLVD  
City: SANTA FE SPRINGS  
Map Loc: 22  
Status: *0 - No Action Taken.*

Site: GUNLOCKE CORPORATION  
Address: 12468 E PUTNAM ST  
City: WHITTIER  
Map Loc: 25  
Status: *5C - Pollution characterization.*

Site: PFI, INC.  
Address: 9215 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 26  
Status: *9 - Case Closed.*

Site: UNION OIL OF CALIFORNIA  
Address: 9645 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 28  
Status: *0 - No Action Taken.*

Site: WESTERN GALVANIZING CORP.  
Address: 9719 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 29  
Status: *0 - No Action Taken.*

Site: DIA-LOG CO.  
Address: 9756 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 30  
Status: *9 - Case Closed.*

Site: SOUTH PACIFIC STEEL  
Address: 9835 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 31  
Status: *1 - Leak being confirmed.*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 29  
Job : PHAS5019  
Date: 11-20-1992

Site: SOUTH PACIFIC STEEL  
Address: 9835 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 31  
Status: *7 - Remedial Action underway.*

Site: AGRICULTURAL PROPERTY  
Address: SLAUSON AVE  
City: WHITTIER  
Status: *5C - Pollution characterization.*

Site: CIRCLE K CORPORATION  
Address: 11462 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 32  
Status: *0 - No Action Taken.*

Site: SHELL SERVICE STATION  
Address: 11515 E SLAUSON AVE  
City: WHITTIER  
Map Loc: 33  
Status: *1 - Leak being confirmed.*

Site: PRYOR-GIGGEY COMPANY  
Address: 12393 E SLAUSON AVE  
City: WHITTIER  
Map Loc: 36  
Status: *1 - Leak being confirmed.*

Site: LINCOLN INDUSTRIAL CENTER  
Address: 12500 E SLAUSON AVE  
City: SANTA FE SPRINGS  
Map Loc: 37  
Status: *7 - Remedial Action underway.*

Site: HOOD CONSTRUCTION COMPANY  
Address: 8201 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 38  
Status: *0 - No Action Taken.*

Site: ANGELES CHEMICAL CO.  
Address: 8915 S SORENSEN AVE  
City: SANTA FE SPRINGS  
Map Loc: 39  
Status: *3B - Prelim Site Assessment underway.*

PROJ 569  
8932 SECURA WAY, SANTA FE SPRINGS

Page: 30  
Job: PHAS5019  
Date: 11-20-1992

---

Site:	PETERSON/PURITAN INC
Address:	9101 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	41
Status:	9 - Case Closed.
Site:	US GYPSUM CO.
Address:	9306 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	42
Status:	9 - Case Closed.
Site:	DAYTON SUPERIOR
Address:	9415 S SORENSEN AVE
City:	SANTA FE SPRINGS
Map Loc:	43
Status:	5C - Pollution characterization.
Site:	SHELL STATION
Address:	11347 E WASHINGTON BLVD
City:	WHITTIER
Map Loc:	44
Status:	1 - Leak being confirmed.
Site:	R.B. PAINT & BODY CENTER
Address:	11508 E WASHINGTON BLVD
City:	SANTA FE SPRINGS
Map Loc:	45
Status:	0 - No Action Taken.
Site:	APEX BULK COMMODITIES
Address:	11655 E WASHINGTON BLVD
City:	WHITTIER
Map Loc:	46
Status:	0 - No Action Taken.
Site:	CALIF TARGET ENTERPRISES
Address:	11770 E WASHINGTON BLVD
City:	SANTA FE SPRINGS
Map Loc:	47
Status:	3B - Prelim Site Assessment underway.
Site:	UNOCAL 76 STATION #5091
Address:	11808 E WASHINGTON BLVD
City:	WHITTIER
Map Loc:	48
Status:	9 - Case Closed.

Site: SOUTHERN CALIF. EDISON  
Address: 11954 E WASHINGTON BLVD  
City: SANTA FE SPRINGS  
Map Loc: 49  
Status: 0 - No Action Taken.

TPC Toxic Pits

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundments, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundments annually. In addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046)

Special exemption provisions have been created for surface impoundments that receive mining wastes.

*No listings within the specified range.*

SWAT(R) Solid Waste Assessment Test - Regional

The Solid Waste Assessment Test Program targets sites where there is a possible risk of hazardous waste escaping from solid waste disposal sites (landfills), threatening both water and air quality. Threatening sites are required to submit water quality Solid Waste Assessment Tests to their Regional Water Quality Control Board. Air quality Solid Waste Assessment Tests are submitted to the local Air Quality Management District or Air Pollution Control District.

Site: DICE ROAD  
Address: 9165 S DICE RD  
City: SANTA FE SPRINGS  
Map Loc: 11  
Status: *Priority Rank 11*

Site: PEOPLES DISPOSAL CO  
Address: 9525 S SANTA FE SPRINGS RD  
City: SANTA FE SPRINGS  
Map Loc: 27  
Status: *Priority Rank 12*

WIP Well Investigation Program

The Well Investigation Program (AB1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs. The focus of this program is to monitor and protect drinking water.

Site: WELL 01 dhs1  
Address: MUTUAL WATER  
City: 02S/11W-30Q01 S  
Map Loc: 1  
Status: 0.70 ppb of 1,1-DCE

Site: WELL 01 dhs1  
Address: MUTUAL WATER  
City: 02S/11W-30Q01 S  
Map Loc: 1  
Status: 8.00 ppb of TCE

Site: WELL 01 dhs1  
Address: MUTUAL WATER  
City: 02S/11W-30Q01 S  
Map Loc: 1  
Status: 8.40 ppb of PCE

Site: WELL 01 dhs1  
Address: MUTUAL WATER  
City: 02S/11W-30Q01 S  
Map Loc: 1  
Status: 1.20 ppb of 1,1,1-TCA

Site: WELL 01 dhs1  
Address: MUTUAL WATER  
City: 02S/11W-30Q01 S  
Map Loc: 1  
Status: 1.20 ppb of TCA

Site: WELL 01 dhs1  
Address: SANTA FE SPRINGS, CITY  
City: 02S/11W-30R03 S  
Map Loc: 2  
Status: 2.100 ppb of TCE



**APPENDIX E**

## ENVIRONMENTAL ACRONYMS

AA	Administering Agency
ACM	Asbestos Containing Materials
AHERA	Asbestos Hazard Emergency Response Act, 1986
AHM	Acutely Hazardous Materials
AQMD	Air Quality Management District
CAC	California Administrative Code (now California Code of Regulations, CCR)
Cal-OSHA	California Division of Occupational Safety and Health
CEG	Certified Engineering Geologist
CERCLA	Comprehensive Environmental Response, Comprehensive Liability Act of 1980 (Federal Superfund), 42 USC 9601 et seq., 40 CFR, California Superfund H&S Code 25300 et seq.
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CRWQCB	California Regional Water Quality Control Board (or RWQCB)
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency (Federal)
EPA #	Generator # for RCRA manifesting
HMBP	Hazardous Materials Business Plans, H&S Code 25504
LUFT	Leaking Underground Fuel Tank
LUST	Leaking Underground Storage Tank
NEPA	National Environmental Policy Act
NIOSH	National Institute for Occupational Safety & Health
NPDES	National Pollution Discharge Elimination System (CWA)
NPL	National Priority List (Federal Superfund)
OEA	Office of Environmental Affairs (California)
OSHA	Occupational Safety and Health Administration (Federal)
PCB	Polychlorinated biphenyl
POTW	Publicly-Owned Treatment Works
ppb	part per billion
ppm	part per million
PRP	Potentially Responsible Party (in Superfund site)
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act (Federal) 42 USC 6901, 40 CFR
R&D	Research and Development
REA	Registered Environmental Assessor (California)
RG	Registered Geologist
RI/FS	Remedial Investigation/Feasibility Study

ROD ..... Record of Decision (CERCLA)  
 RP ..... Responsible Party (CERCLA) 42 UCF 9607(a)  
 RQ ..... Reportable Quantity  
                     (under DOT CERCLA and SARA Title III)  
 RWQCB ..... Regional Water Quality Control Board (California)  
 SARA ..... Superfund amendments and Reauthorization Act of 1986  
                     SARA Title III Emergency Preparedness and Community  
                     Right-to-Know section  
 SB ..... Senate Bill (California)  
 SCAQMD ..... South Coast Air Quality Management District  
 SIC ..... Standard Industrial Classification  
                     (company description)  
 SOP ..... Standard Operating Procedures  
 SWA ..... Solid Waste Act (a/k/a RCRA)  
 SWMU ..... Solid Waste Management Unit  
 SWRCB ..... State Water Resources Control Board (California)  
                     Title III (of SARA) Community Right-to-Know and Emergency  
                     Response Provisions (a/k/a EPCRTKA)  
 TPCA ..... Toxic Pits Cleanup Act H&S Code 25208 et seq.  
 TSCA ..... Toxic Substance Control Act (Federal)  
                     15 USC 2601 et seq.  
 TSD ..... Treater, Storer, Disposer H&S Code 25123.3  
 TSDF ..... Treatment, Storage, Disposal Facility (hazardous waste)  
 UBC ..... Uniform Building Code  
 UFC ..... Uniform Fire Code  
 UGST ..... Underground Storage Tank  
 UGT ..... Underground Tank  
 UM ..... Uniform Manifest  
 UST ..... Underground Storage Tanks  
 VOC ..... Volatile Organic Compound H&S 25123.6  
 WDR ..... Waste Discharge Requirements  
 WWTP ..... Wastewater Treatment Plant

## SELECTED DEFINED DEFINITIONS

**ASPIS** - The California Department of Health Services, Toxic Substances Control Division maintains the Abandoned Sites Program Information System. This database lists potentially hazardous waste sites identified by the Historical Abandoned site Survey Program.

In the early 1980's the ASPIS program identified potential sites via the use of Standard Industrial Classification (SIC) codes, historical telephone book reviews, site drive-bys, citizen complaints, and other leads. Current listings are obtained through the Rural Site Evaluation Program. Information concerning most of these sites is considered preliminary only.

**BEP** - The Bond Expenditure Plan (BEP) contains a listing of all verified hazardous waste sites that are or will be targeted for abatement by the California Department of Health Services under the Hazardous Substance Account (HSA). Hazardous waste sites may be discovered by the department directly or referred to the department for confirmation and follow-up action by another government agency, such as a local health department, the Regional Water Quality Control Board, a responsible party or concerned citizen. New sites are added to this database as they are verified and the "Preliminary Assessment, Site Investigation and Hazard Ranking System: processes are completed. This database is updated once annually after approval by the California state legislature. The current listing is updated to January 10, 1990 and contains a list of approximately 450 sites in the State of California.

**CERCLIS** - The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is commonly referred to as "Superfund". The United States Environmental Protection Agency maintains a database referred to as "CERCLIS", which is used by the EPA to track activities conducted under its Superfund Program.

Sites which come to EPA's attention that may have a potential for releasing hazardous substances into the environment are added to the CERCLIS inventory. EPA learns of these sites in various ways. Examples include notification by the owner, citizen complaints, state and local government identification, and as a result of other EPA investigations. The database tracks approximately 2,300 sites of environmental concern in the State of California and is updated through July 30, 1990.

**CIWMB** - The California Integrated Waste Management Board (CIWMB) maintains an inventory list of active and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies. Since 1977, the SWIS system has grown to track approximately 1,000 solid waste disposal facilities and transfer stations in the State of California. The current listing was updated July 30, 1990.

**LUST** - The California Water Resources Control Board, in cooperation with the Office of Emergency Services, compiles lists of all leaks of hazardous substances from underground storage tanks in the State of California pursuant to Section 25295(b) of the Health and Safety Code. The nine regional boards maintain information on all reported leak cases within their jurisdiction, both for those where the regional board and where other local agencies take the lead in overseeing investigations and remedial actions. Although the data reported here represents sites where at least one leak is known to have occurred, it is not uncommon for more than one tank to have leaked at a given site or cleanup case. The total number of cases reported statewide is over 5,900.

**NPL** - The United States Environmental Protection Agency (EPA) maintains a National Priorities List (NPL) under the Comprehensive Environmental Response and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). Sites which have previously been designated on the CERCLIS List are evaluated by the EPA and ranked according to potential risk to human health and the environmental. Those CERCLIS sites which present the greatest risk are added to the NPL, which qualifies them to receive remedial funding Through CERCLA. As of July 6, 1990, there were 88 NPL sites in the State of California.

**RCRA** - The following list has been compiled from a search of the RCRA data base list for generators (gen), transporters (trans), and treatment storage disposal facilities (TSDF) of hazardous materials. All generators of waste material are required by the Department of Health Services to have hazardous material removed from the site every sixty days. The list is generally representative of the type of businesses in the region surrounding the subject property.

## CORTESE HAZARDOUS WASTE AND SUBSTANCE SITES LIST

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under AB3750 (Government Code Section 2.65962.5). This data base currently contains information based on input from the Department of Health Services, Water Resources Control Board, and California Waste Management Board. The current listing was updated November 1990.

**APPENDIX F**



CORPORATE OFFICE & CENTRAL LABORATORY  
3400 N. Lincoln Okla. City, OK 73105 (405) 528-0541

Branch Offices  
9200 King Arthur Drive Dallas, TX 75247 (214) 631-4377  
902 Trails West Loop Enid, OK 73703 (405) 237-3130  
550 Distributors Row, Suite C Marahan, LA 70123 (504) 734-8378  
900 S.E. 2nd Lawton, OK 73501 (405) 353-0877

1PH25

REPORT Chemical Laboratory Analysis Bulk Asbestos Methodology EPA 600/4-92-020

Client PHASE ONE, INC. Purchase Order #

Reported to PHASE ONE, INC. by Order of CLIENT

Sampled from 8432 SECURA WAY by CLIENT Date 11/23/92

Shipped Via FEDERAL EXPRESS Received 11/24/92 Reported 11/27/92

Lab #	page 1 Identification	Date Time	Parameter	TEST RESULTS
20866	1. 569-1 OFFICE PAINT COLOR: WHITE	11/19/92	Asbestos	None detected. This sample contains approx 1% Cellulose, 20% Perlite
	2. 569-2 BATH WALL MATERIAL COLOR: WHITE, TAN	11/19/92	Asbestos	None detected. This sample contains approx 45% Cellulose
	3. 569-3 HALL SHEETROCK COLOR: WHITE	11/19/92	Asbestos	None detected. This sample contains approx 5% Cellulose, 15% Fiberglass
	4. 569-4 BACK ROOM SHEETROCK, MUD COLOR: WHITE	11/19/92	Asbestos	None detected. This sample contains approx 1% Cellulose, 5% Fiberglass
	5. 569-5 FLOOR DUCT TAPE COLOR: GRAY	11/19/92	Asbestos	None detected. This sample contains approx 5% Cellulose, 40% Man-Made Fibers

THIS REPORT APPLIES ONLY TO THE STANDARDS OR PROCEDURES IDENTIFIED AND TO THE SAMPLE(S) TESTED. THE TEST RESULTS ARE NOT NECESSARILY INDICATIVE OR REPRESENTATIVE OF THE QUALITIES OF THE LOT FROM WHICH THE SAMPLE WAS TAKEN OR OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. NOR DO THEY REPRESENT AN ONGOING QUALITY ASSURANCE PROGRAM UNLESS SO NOTED. THESE REPORTS ARE FOR THE EXCLUSIVE USE OF THE ADDRESSED CLIENT AND ARE RENDERED UPON THE CONDITION THAT THEY WILL NOT BE REPRODUCED WHOLLY OR IN PART FOR ADVERTISING OR OTHER PURPOSES OVER OUR SIGNATURE OR IN CONNECTION WITH OUR NAME WITHOUT SPECIAL WRITTEN PERMISSION. SAMPLES NOT DESTROYED IN TESTING ARE RETAINED A MAXIMUM OF THIRTY DAYS.

Charge: PHASE ONE, INC.  
Orig. & CLIENT To 2/LAB NVLAP 1053  
DATA PROVIDED BY CLIENT

Analyst: ELLEN MCKITTRICK

*Ellen McKittrick*



Respectfully Submitted  
(Original Signed By)

*Donald B. Moore, P.E.*

Donald B. Moore





CORPORATE OFFICE & CENTRAL LABORATORY  
3400 N. Lincoln Okla. City, OK 73105 (405) 528-0541

Branch Offices

9200 King Arthur Drive  
902 Trails West Loop  
680 Distributors Row, Suite C  
900 S.E. 2nd

Dallas, TX 75247  
Enid, OK 73703  
Harrison, LA 70123  
Lawton, OK 73501

(214) 631-4377  
(405) 237-3130  
(504) 734-8378  
(405) 353-0877

REPORT Chemical Laboratory Analysis Bulk Asbestos Methodology 1PH25 EPA 600/4-82-020  
Client PHASE ONE, INC. Purchase Order # \_\_\_\_\_  
Reported to PHASE ONE, INC. by Order of CLIENT  
Sampled from 8432 SECURA WAY by CLIENT Date 11/23/92  
Shipped Via FEDERAL EXPRESS Received 11/24/92 Reported 11/27/92

Lab #	page 2 Identification	Date Time	Parameter	TEST RESULTS
20866	6. 569-5 QUALITY CONTROL SAMPLE	11/19/92	Asbestos	None detected. This sample contains approx 3% Cellulose, 45% Man-Made Fibers

THIS REPORT APPLIES ONLY TO THE STANDARDS OR PROCEDURES IDENTIFIED AND TO THE SAMPLE(S) TESTED. THE TEST RESULTS ARE NOT NECESSARILY INDICATIVE OR REPRESENTATIVE OF THE QUALITIES OF THE LOT FROM WHICH THE SAMPLE WAS TAKEN OR OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. NOR DO THEY REPRESENT AN ON GOING QUALITY ASSURANCE PROGRAM UNLESS SO NOTED. THESE REPORTS ARE FOR THE EXCLUSIVE USE OF THE ADDRESSED CLIENT AND ARE RENDERED UPON THE CONDITION THAT THEY WILL NOT BE REPRODUCED WHOLLY OR IN PART FOR ADVERTISING OR OTHER PURPOSES OVER OUR SIGNATURE OR IN CONNECTION WITH OUR NAME WITHOUT SPECIAL WRITTEN PERMISSION. SAMPLES NOT DESTROYED IN TESTING ARE RETAINED A MAXIMUM OF THIRTY DAYS

Charge: PHASE ONE, INC.  
Orig. & CLIENT TO 2/LAB NVLAP 1053  
DATA PROVIDED BY CLIENT

Analyst: ELLEN MCKITTRICK

*Ellen McKittrick*



Respectfully Submitted  
(Original Signed By)

*Donald R. Moore, P.E.*



## APPENDIX G

### PHASE II and III

### RECOMMENDATIONS

#### Geotechnical

(Phase II), Sampling and Subsurface Delineation/Investigations

Local -Remedial Action Corp.

Contact: Amy Tangeman

Telephone: (714) 258-2600

Local-Vapor Extraction Technology, Inc.

Contact: Thomas P. Lahey

Telephone: (714) 492-7732

National -Delta Environmental Consultants, Inc.

Contact: Roger Schwing

Telephone: (714) 362-3077

#### Remediation

(Phase III) Clean-Up, Disposal, Removal

Local -Remedial Action Corp.

Contact: Amy Tangeman

Telephone: (714) 258-2600

Local -Ledsam Contracting Incorporated

Contact: Lloyd Stauffer

Telephone: (714) 490-2056

National -Delta Environmental Consultants, Inc.

Contact: Roger Schwing

Telephone: (714) 362-3077

#### Asbestos Abatement

Local -Certified Engineering & Testing Company

Contact: James F. McClung, Jr.

Telephone: (714) 752-1818

National -Barsotti's Inc.

Contact: David Heath

Telephone: (310) 944-0078

Program Management Oversight

Local & National

***PHASE ONE INC.<sup>sm</sup>***

Contact: John T. French

Telephone: 1-800-524-8877

APPENDIX H  
REGULATORY AGENCY LIST AND CONTACTS

1. Geology/Hydrogeology

(Groundwater Depth and Flow)

Dept. L.A.C.P.W. City Alhambra

Phone 818 458 3510

How Contacted Phone

Date 11/17 Time 10 AM

2. Historical Aerial Photos

Dept. City Hall City San Jose Springs

Phone 310 868-0511

How Contacted Person

Date 11/19 Time 11 AM

3. U.S.G.S. Map Review

Dept. \_\_\_\_\_ City \_\_\_\_\_

Phone none reviewed

How Contacted \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_

4. Sanborn Fire Insurance Maps

Dept. \_\_\_\_\_ City \_\_\_\_\_

Phone No Coverage

How Contacted \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_

5. Historical Street Directories

Dept. Sherman Lib. City Newport Beach

Phone \_\_\_\_\_

How Contacted Person

Date 11/12/92 Time 1 PM

6. Building Permits

(Obtain copy of original)

Dept. Building City S.F.S.

Phone 310 868 0511

How Contacted Person

Date 11/19 Time 11 AM

7. Water Board

Dept. L.A.C.P.W. City Alhambra

Phone 818 458 3510

How Contacted Phone

Date 11/17 Time \_\_\_\_\_

8. Chain of Title/Tax Assessor Review

Dept. Assessors City L.A.

Phone 213 974-3211

How Contacted Person

Date 11/19 Time 3 PM

9. Business Licenses (Obtain copy)

Dept. Bus. Lic. City Van S.F.S.

Phone 310-868-0511

How Contacted Person

Date 11/19 Time 11 AM

10. Local Fire Dept. (HMMP/HMBP -- obtain copy; look for USTs)

Dept. F.D. City L.A.

Phone 213 40 237-0600

How Contacted Phone

Date 11/18 Time 3 PM

11. County Fire Department

(HMMP/HMBP -- obtain copy; look for USTs)

Dept. F.D. City Commerce

Phone 213 890-4035

How Contacted Fax Phone

Date 11/18 Time 3 PM

12. Dept. of Health Services/Env. Health

Dept. D.H.S. City L.A.

Phone 213 749 6751

How Contacted Fax

Date 11/17 Time -

13. Sanitation District

(NPDES Permits, Sewer System -- obtain copies)

Dept. S.D. City Whittier

Phone 310 699 7911

How Contacted Fax

Date 11/17 Time -

I, G.R. Loomer certify and verify that all of the above information is true and correct to the best of my knowledge.

## APPENDIX I

### REPORT SIGNATURE SHEET AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the above Phase I environmental assessment report. All the below parties have, in good faith, conducted their respective project responsibilities using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields.

All parties have acted in good faith and have no known relationship with the subject site, owners, buyers or any other entity associated with the subject site. All respective project responsibilities have been conducted independently, and with no conflict of interest.

The statements of fact contained in this report are true and correct based on materials reviewed.

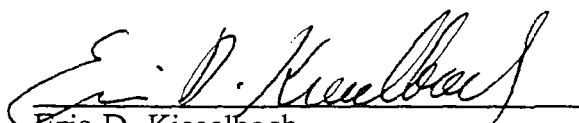
The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.


The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and asbestos consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of all Federal, state and local laws, rules and regulations.

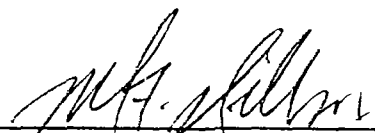
We have no present or prospective interest in the subject property or the parties involved.

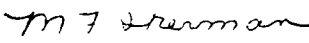
If necessary, expert testimony and other legal appearances will be provided for a reasonable fee to be arranged.

The report has been prepared in conformance with Basic Mortgage Company (client) Environmental Policy.

  
Eric D. Kieselbach  
President and CEO  
REA No. 02881

  
Robin Loomer  
Environmental Assessor

  
William Hillyard  
Assistant Operations Manager  
AHERA Inspector #231-82-3336

  
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Coordinating Editor

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